

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Fenacre Street, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price*

Median price \$1,500,000

Property Type Vacant land

Suburb Strathmore

Period - From 13/03/2025

to

13/03/2026

Source Google AI overview

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/03/2026 13:02

9 Fenacre Street, Strathmore Vic 3041

JellisCraig

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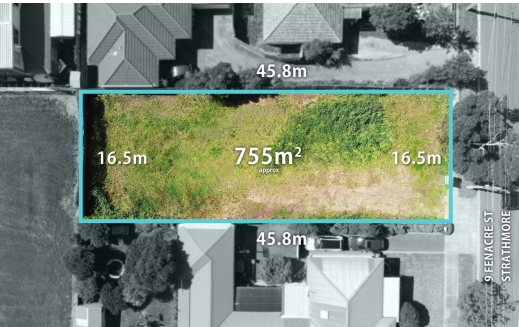
Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Vacant Land Price *

13/03/2025 - 13/03/2026: \$1,500,000

* Agent calculated median



Property Type: Land

Agent Comments

Vacant block of land on 753sqm approx.

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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