

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 STRELDON AVENUE STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,295,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Strathmore

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

8 DAGONET STREET STRATHMORE VIC 3041	\$1,470,000	02-May-26
23 STRATHNAVER AVENUE STRATHMORE VIC 3041	\$1,360,000	20-Mar-26
2 LEBANON STREET STRATHMORE VIC 3041	\$1,250,000	02-May-26

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 6 months.~~

This Statement of Information was prepared on: 27 May 2026



8 DAGONET STREET STRATHMORE VIC 3041

 4
  1
  1

Sold Price ^{RS} **\$1,470,000** Sold Date **02-May-26**

Distance **0.5km**



23 STRATHNAVER AVENUE STRATHMORE VIC 3041

 3
  2
  1

Sold Price **\$1,360,000** Sold Date **20-Mar-26**

Distance **0.82km**



2 LEBANON STREET STRATHMORE VIC 3041

 3
  2
  1

Sold Price ^{RS} **\$1,250,000** Sold Date **02-May-26**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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