

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

20 TALBOT ROAD 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

\$1,075,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2025

to

28 Feb 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

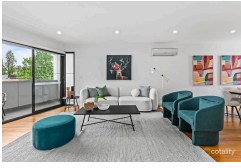
Date of sale

2/312 PASCOE VALE ROAD ESSENDON VIC 3040	\$1,050,000	14-Oct-25
1/25 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$1,110,000	10-Dec-25
1/29 BRUCE STREET COBURG VIC 3058	\$1,150,500	21-Feb-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: 03 March 2026



**2/312 PASCOE VALE ROAD
ESSENDON VIC 3040**

 4  3  2

Sold Price **\$1,050,000** Sold Date **14-Oct-25**

Distance **0.65km**



**1/25 AUSTIN CRESCENT PASCOE
VALE VIC 3044**

 4  3  2

Sold Price **\$1,110,000** Sold Date **10-Dec-25**

Distance **1.75km**



**1/29 BRUCE STREET COBURG VIC
3058**

 4  3  2

Sold Price ^{RS} **\$1,150,500** Sold Date **21-Feb-26**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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