

# 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

15 Williamson Avenue, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,657,500 Property Type House Suburb Strathmore

Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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	65 Glenview Rd STRATHMORE 3041	\$2,200,000	23/10/2025
2	52 Henshall Rd STRATHMORE 3041	\$1,912,000	14/10/2025
3	157 Napier St ESSENDON 3040	\$1,925,000	03/10/2025

**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:

08/12/2025 10:29

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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending September 2025: \$1,657,500

 4  2  1

**Rooms:** 6

**Property Type:** House

**Agent Comments**

Renovated double story art deco home offering 4 bed, 2 living & 1 car.



## Comparable Properties



**65 Glenview Rd STRATHMORE 3041 (REI)**

 4  2  2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 23/10/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**

Larger block with a pool. Home is more dated.



**52 Henshall Rd STRATHMORE 3041 (REI)**

 4  2  4

**Price:** \$1,912,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** House

**Land Size:** 608 sqm approx

**Agent Comments**

Same accommodation and land. Home is more original.



**157 Napier St ESSENDON 3040 (REI)**

 4  2  2

**Price:** \$1,925,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** House

**Land Size:** 690 sqm approx

**Agent Comments**

Same accommodation and more land on a busier street.

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