

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

Range between \$2,070,000 & \$2,200,000

Median sale price

Median price \$1,555,000 Property Type House Suburb Strathmore

Period - From 01/01/2025 to 31/12/2025 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	41 Woodland St ESSENDON 3040	\$2,250,000	14/03/2026
2	68 Glass St ESSENDON 3040	\$2,070,000	13/03/2026
3	64 Glass St ESSENDON 3040	\$2,150,000	12/03/2026

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:

21/03/2026 13:16

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Indicative Selling Price

\$2,070,000 - \$2,200,000

Median House Price

Year ending December 2025: \$1,555,000



4 2 1

Rooms: 7

Property Type: House

Land Size: 609 sqm approx

Agent Comments

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

Comparable Properties



41 Woodland St ESSENDON 3040 (REI)

5 2 5

Price: \$2,250,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Offers an extra bed & carport.



68 Glass St ESSENDON 3040 (REI)

4 3 4

Price: \$2,070,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Offers a 3 bath on a smaller block.



64 Glass St ESSENDON 3040 (REI)

4 2 1

Price: \$2,150,000

Method: Sold Before Auction

Date: 12/03/2026

Rooms: 11

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Similar size & condition.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555