

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

116 Lebanon Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Strathmore

Period - From 23/06/2025 to 22/06/2026 Source Property Data

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	35 Brosnan Cr STRATHMORE 3041	\$1,680,000	08/05/2026
2	32a Dublin Av STRATHMORE 3041	\$1,828,000	06/03/2026
3	116a Lebanon St STRATHMORE 3041	\$1,750,000	06/02/2026

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:

23/06/2026 10:25

Adam Hicks
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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

23/06/2025 - 22/06/2026: \$1,550,000



4 3 2

Property Type: House (Res)

Agent Comments

Brand new 4 bedroom house, 3 bathroom and off street parking for two cars.

Comparable Properties



35 Brosnan Cr STRATHMORE 3041 (REI)

4 3 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: Townhouse (Res)

Agent Comments

Same suburb, similar accommodation, internal condition and parking.



32a Dublin Av STRATHMORE 3041 (REI/VG)

4 2 2

Price: \$1,828,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Land Size: 395 sqm approx

Agent Comments

Same suburb, similar accommodation, internal condition and parking.



116a Lebanon St STRATHMORE 3041 (REI/VG)

4 3 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: House

Land Size: 354 sqm approx

Agent Comments

Next door property (dual occ), slightly bigger and double garage. Same internal condition.

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



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