

# 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

2b Wood Street, 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 \$1,350,000 & \$1,395,000

### Median sale price

Median price \$832,500 Property Type Unit Suburb Strathmore

Period - From 01/04/2025 to 31/03/2026 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	3/28 Flower St ESSENDON 3040	\$1,290,000	14/04/2026
2	46 Roland Av STRATHMORE 3041	\$1,420,000	09/04/2026
3	1/13 Henshall Rd STRATHMORE 3041	\$1,480,000	28/02/2026

**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:

20/04/2026 09:59

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**Indicative Selling Price**

\$1,350,000 - \$1,395,000

**Median Unit Price**

Year ending March 2026: \$832,500



**Rooms:** 4

**Property Type:** Townhouse (Res)

**Agent Comments**

Brand new townhouse offering 3 bed, 2 bath & 2 car

## Comparable Properties



**3/28 Flower St ESSENDON 3040 (REI)**



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** Townhouse (Single)

**Agent Comments**

Has a double garage in a larger complex.



**46 Roland Av STRATHMORE 3041 (REI)**



**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 09/04/2026

**Property Type:** House (Res)

**Land Size:** 316 sqm approx

**Agent Comments**

Offers an extra bed & bath. Inferior street.



**1/13 Henshall Rd STRATHMORE 3041 (REI)**



**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Agent Comments**

Same accommodation with main bed/ensuite downstairs.

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