

## 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

21 DOWNES 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,250,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,518,000

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2025

to

31 Jan 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 65 GLENVIEW ROAD STRATHMORE VIC 3041  | \$2,200,000 | 27-Oct-25 |
| 25 GRAMMAR STREET STRATHMORE VIC 3041 | \$2,300,000 | 29-Nov-25 |
| 2 CRISP STREET ESSENDON VIC 3040      | \$2,325,000 | 25-Oct-25 |

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: 27 February 2026



**65 GLENVIEW ROAD  
STRATHMORE VIC 3041**

 4  2  2

Sold Price **\$2,200,000** Sold Date **27-Oct-25**

Distance **0.68km**



**25 GRAMMAR STREET  
STRATHMORE VIC 3041**

 -  -  -

Sold Price <sup>RS</sup> **\$2,300,000** Sold Date **29-Nov-25**

Distance **0.24km**



**2 CRISP STREET ESSENDON VIC  
3040**

 2  3  2

Sold Price **\$2,325,000** Sold Date **25-Oct-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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