

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 36 Willonga Street, Strathmore Vic 3041  
Including suburb and postcode

**Indicative selling price**

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

Range between \$1,360,000 & \$1,390,000

**Median sale price**

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,480,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Strathmore</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

**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.~~

<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1		
2		
3		

**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:

28/01/2026 15:29

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**Indicative Selling Price**

\$1,360,000 - \$1,390,000

**Median House Price**

December quarter 2025: \$1,480,000



3



2



2

**Property Type:** House

Agent Comments

Plus study. Brand new.

## Comparable Properties

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. 13A Dublin Avenue, Strathmore, Vic 3041 - Older however, in desirable locale. 156A Lebanon Street, Strathmore, Vic 3041 - Shared driveway and busier street. 2/14 Kernan Street, Strathmore, Vic 3041 - Older however, in desirable locale.

**Account - Jellis Craig Pascoe Vale | P: 03 9989 9575**