

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

36 Willonga Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,360,000

&

\$1,390,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Strathmore

Period - From 01/10/2025

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		
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:

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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



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