

## 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

1 COLCLOUGH COURT 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2025

to

28 Feb 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

| Address of comparable property          | Price     | Date of sale |
|---|-----------|--------------|
| 2/65 MASCOMA STREET STRATHMORE VIC 3041 | \$936,500 | 13-Dec-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: 13 March 2026

**2/65 MASCOMA STREET  
STRATHMORE VIC 3041**

3 2 1

Sold Price

**\$936,500**

Sold Date

**13-Dec-25**

Distance

**1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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