

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

2 Carrick Lane, Strathmore Vic 3041

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Strathmore

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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	3/117 Gordon St COBURG 3058	\$920,000	28/02/2026
2	1/19 Northgate St PASCOE VALE 3044	\$893,500	09/12/2025
3	1/57 Buckley St MOONEE PONDS 3039	\$890,000	06/12/2025

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:

10/03/2026 09:54



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median Townhouse Price
10/03/2025 - 09/03/2026: \$880,000

Comparable Properties



3/117 Gordon St COBURG 3058 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



1/19 Northgate St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$893,500
Method: Auction Sale
Date: 09/12/2025
Property Type: Townhouse (Res)



1/57 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$890,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

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