

## 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

72A LLOYD 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

\$2,500,000

&

\$2,690,000

### 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

25 HOLYROOD AVENUE STRATHMORE VIC 3041	\$2,600,000	22-Oct-25
212 WOODLAND STREET STRATHMORE VIC 3041	\$2,625,500	29-Nov-25
3 CUDMORE STREET ESSENDON VIC 3040	\$2,620,000	11-Jan-26

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: 20 February 2026



**25 HOLYROOD AVENUE  
STRATHMORE VIC 3041**

 4  3  2

Sold Price <sup>RS</sup> **\$2,600,000** Sold Date **22-Oct-25**

Distance **0.57km**



**212 WOODLAND STREET  
STRATHMORE VIC 3041**

 4  2  2

Sold Price <sup>RS</sup> **\$2,625,500** Sold Date **29-Nov-25**

Distance **0.78km**



**3 CUDMORE STREET ESSENDON  
VIC 3040**

 4  2  3

Sold Price <sup>RS</sup> **\$2,620,000** <sup>UN</sup> Sold Date **11-Jan-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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