

# 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 35 Brosnan Crescent, Strathmore Vic 3041

### Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

### Median sale price

Median price \$1,657,500 Property Type House Suburb Strathmore

Period - From 01/04/2025 to 31/03/2026 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	116a Lebanon St STRATHMORE 3041	\$1,750,000	06/02/2026
2	42a Devon Rd PASCOE VALE 3044	\$1,510,000	02/02/2026
3	10 Prospect St PASCOE VALE 3044	\$1,625,000	21/01/2026

**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.~~

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Kieran Moloney  
8378 0500  
0400 634 565

kieranmoloney@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,580,000 - \$1,680,000

**Median House Price**  
Year ending March 2026: \$1,657,500



**Rooms:** 6  
**Property Type:** Townhouse

**Agent Comments**

Near new townhouse offering 4 bed, 3 bath, 2 living & 2 car garage.

## Comparable Properties



**116a Lebanon St STRATHMORE 3041 (REI)**



**Agent Comments**

Brand new with a study.

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2026  
**Property Type:** House



**42a Devon Rd PASCOE VALE 3044 (REI/VG)**



**Agent Comments**

Brand new with a single garage.

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** House  
**Land Size:** 315 sqm approx

**10 Prospect St PASCOE VALE 3044 (VG)**



**Agent Comments**

Brand new with a single garage. 4/3/2.

**Price:** \$1,625,000  
**Method:** Sale  
**Date:** 21/01/2026  
**Property Type:** House (Res)  
**Land Size:** 346 sqm approx

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555



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