

# 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

6 Lind 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb Strathmore

Period - From 01/01/2025 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	395 Pascoe Vale Rd STRATHMORE 3041	\$1,050,000	12/02/2026
2	375 Pascoe Vale Rd STRATHMORE 3041	\$990,100	23/12/2025
3	471 Pascoe Vale Rd STRATHMORE 3041	\$1,025,000	25/11/2025

**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 12:04

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending December 2025: \$1,555,000



**Rooms:** 7

**Property Type:** House

**Land Size:** 586 sqm approx

**Agent Comments**

Original family home offering 3 bed, 2 bath & 2 car.

## Comparable Properties



**395 Pascoe Vale Rd STRATHMORE 3041 (REI)**



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 12/02/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

**Agent Comments**

Offers an extra bed, pool & larger land.



**375 Pascoe Vale Rd STRATHMORE 3041 (REI/VG)**



**Price:** \$990,100

**Method:** Sold Before Auction

**Date:** 23/12/2025

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

**Agent Comments**

Has 1 less bath with a double garage.



**471 Pascoe Vale Rd STRATHMORE 3041 (REI)**



**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

**Agent Comments**

Same accommodation & land. More updated internally.

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