

# 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

14 Merchiston Grove, 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

\$4,300,000

&

\$4,600,000

### Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Strathmore

Period - From

11/03/2025

to

10/03/2026

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	12 Monica St ESSENDON 3040	\$4,280,000	18/10/2025
2	37 Mccarron Pde ESSENDON 3040	\$4,315,000	08/11/2025
3			

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:

11/03/2026 13:55



 4    3    4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$4,300,000 - \$4,600,000

**Median House Price**

11/03/2025 - 10/03/2026: \$1,635,000

## Comparable Properties



**12 Monica St ESSENDON 3040 (REI/VG)**

Agent Comments

 4    2    5

**Price:** \$4,280,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 861 sqm approx



**37 Mccarron Pde ESSENDON 3040 (REI/VG)**

Agent Comments

 4    2    4

**Price:** \$4,315,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655