

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 \$820,000 & \$860,000

Median sale price

Median price \$920,000 Property Type Townhouse Suburb Strathmore

Period - From 22/07/2025 to 21/07/2026 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	5/70 Richardson St ESSENDON 3040	\$863,000	01/05/2026
2	3/338 Pascoe Vale Rd ESSENDON 3040	\$840,000	01/02/2026
3	15/8 Prospect St PASCOE VALE 3044	\$850,000	29/01/2026

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.~~

This Statement of Information was prepared on:

22/07/2026 10:22



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$820,000 - \$860,000
Median Townhouse Price
22/07/2025 - 21/07/2026: \$920,000

Comparable Properties



5/70 Richardson St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$863,000
Method: Auction Sale
Date: 01/05/2026
Rooms: 4
Property Type: Townhouse (Res)



3/338 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments

3 3 1

Price: \$840,000
Method: Private Sale
Date: 01/02/2026
Property Type: Townhouse (Res)



15/8 Prospect St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 3 1

Price: \$850,000
Method: Sold Before Auction
Date: 29/01/2026
Property Type: Townhouse (Res)