

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

395 PASCOE VALE ROAD STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,000,000	&	\$1,100,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,537,500	Property type	House	Suburb	Strathmore
Period-from	01 Jan 2025	to	31 Dec 2025	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
375 PASCOE VALE ROAD STRATHMORE VIC 3041	\$990,100	23-Dec-25
4 BRISBANE STREET STRATHMORE VIC 3041	\$995,000	23-Aug-25
471 PASCOE VALE ROAD STRATHMORE VIC 3041	\$1,000,000	25-Nov-25

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: 23 January 2026

**375 PASCOE VALE ROAD
STRATHMORE VIC 3041**

3 1 2

Sold Price

\$990,100 Sold Date **23-Dec-25**Distance **0.22km****4 BRISBANE STREET
STRATHMORE VIC 3041**

4 2 3

Sold Price

\$995,000 Sold Date **23-Aug-25**Distance **0.85km****471 PASCOE VALE ROAD
STRATHMORE VIC 3041**

4 2 2

Sold Price

\$1,000,000 Sold Date **25-Nov-25**Distance **0.74km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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