

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

4/110 LEBANON STREET 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

\$990,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,537,500

Property type

Other

Suburb

Strathmore

Period-from

01 Apr 2025

to

31 Mar 2026

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

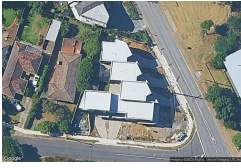
Date of sale

Address of comparable property	Price	Date of sale
2/110 LEBANON STREET STRATHMORE VIC 3041	\$1,042,500	-
23 FENACRE STREET STRATHMORE VIC 3041	\$1,311,000	25-Nov-25
18 LOCH CRESCENT STRATHMORE VIC 3041	\$1,180,000	09-Jan-26

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: 02 April 2026



**2/110 LEBANON STREET
STRATHMORE VIC 3041**

- - -

Sold Price **\$1,042,500** Sold Date -

Distance **0.02km**



**23 FENACRE STREET
STRATHMORE VIC 3041**

3 2 1

Sold Price **\$1,311,000** Sold Date **25-Nov-25**

Distance **0.59km**



**18 LOCH CRESCENT STRATHMORE
VIC 3041**

3 3 1

Sold Price **\$1,180,000** Sold Date **09-Jan-26**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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