

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

5/110 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

Other

Suburb

Strathmore

Period-from

01 May 2025

to

30 Apr 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

1/110 LEBANON STREET STRATHMORE VIC 3041	\$1,042,500	21-Mar-26
29 MASCOMA STREET STRATHMORE VIC 3041	\$1,050,000	24-Apr-26
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: 11 May 2026



**1/110 LEBANON STREET
 STRATHMORE VIC 3041**

3 2 2

Sold Price ^{RS} **\$1,042,500** Sold Date **21-Mar-26**

Distance **0.02km**



**29 MASCOMA STREET
 STRATHMORE VIC 3041**

3 2 1

Sold Price ^{RS} **\$1,050,000** Sold Date **24-Apr-26**

Distance **0.66km**



**18 LOCH CRESCENT STRATHMORE
 VIC 3041**

3 3 1

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

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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