

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

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jun 2025

to

31 May 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
4/110 LEBANON STREET STRATHMORE VIC 3041	\$1,060,000	30-Apr-26
2/65 MASCOMA STREET STRATHMORE VIC 3041	\$936,500	13-Dec-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: 01 June 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**



**4/110 LEBANON STREET
 STRATHMORE VIC 3041**

3 2 2

Sold Price ^{RS} **\$1,060,000** Sold Date **30-Apr-26**

Distance **0.02km**



**2/65 MASCOMA STREET
 STRATHMORE VIC 3041**

3 2 1

Sold Price **\$936,500** Sold Date **13-Dec-25**

Distance **0.38km**

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

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