

# 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 66 Carnarvon Road, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,650,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Strathmore

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	62 King St ESSENDON 3040	\$2,600,000	12/12/2025
2	212 Woodland St STRATHMORE 3041	\$2,625,500	29/11/2025
3	18 North Av STRATHMORE 3041	\$2,400,000	02/09/2025

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: 19/02/2026 12:28



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**Property Type:** House  
**Land Size:** 1200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,450,000 - \$2,650,000  
**Median House Price**  
 December quarter 2025: \$1,480,000

## Comparable Properties



**62 King St ESSENDON 3040 (REI/VG)**

[Agent Comments](#)

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**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House  
**Land Size:** 838 sqm approx



**212 Woodland St STRATHMORE 3041 (REI)**

[Agent Comments](#)

 4    2    6

**Price:** \$2,625,500  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 843 sqm approx



**18 North Av STRATHMORE 3041 (VG)**

[Agent Comments](#)

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**Price:** \$2,400,000  
**Method:** Sale  
**Date:** 02/09/2025  
**Property Type:** Land  
**Land Size:** 1017 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655