

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

203 MASCOMA 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

\$950,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,518,000

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2025

to

31 Jan 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

4 PERCIVAL STREET OAK PARK VIC 3046	\$990,000	18-Oct-25
336 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041	\$1,025,000	13-Sep-25
5 PINES GROVE OAK PARK VIC 3046	\$1,070,000	17-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: 26 February 2026



4 PERCIVAL STREET OAK PARK VIC 3046

 3  1  2

Sold Price

^{RS} **\$990,000**

Sold Date

18-Oct-25

Distance

0.61km



336 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041

 4  2  2

Sold Price

\$1,025,000

Sold Date

13-Sep-25

Distance

0.93km



5 PINES GROVE OAK PARK VIC 3046

 3  1  1

Sold Price

\$1,070,000

Sold Date

17-Nov-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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