

# 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 46 Bournian Avenue, 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 \$1,680,000 & \$1,780,000

### 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	1 Brewster St ESSENDON 3040	\$1,775,000	24/12/2025
2	18 Loeman St STRATHMORE 3041	\$1,680,000	17/12/2025
3	16 Carnarvon Rd STRATHMORE 3041	\$1,835,000	04/12/2025

**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: 13/02/2026 10:50



3   1   2

**Property Type:** House  
**Land Size:** 650 sqm approx

**Agent Comments**

Brick home on 650m2 of land in the heart of Strathmore.

**Indicative Selling Price**

\$1,680,000 - \$1,780,000

**Median House Price**

December quarter 2025: \$1,480,000

## Comparable Properties



**1 Brewster St ESSENDON 3040 (REI)**

3   1   2

**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House  
**Land Size:** 850 sqm approx

**Agent Comments**

Both properties have the same accommodation, and are placed in ideal locations for most. Superior as land content is larger. Inferior as the property mainly has a front yard, minimal back yard space.



**18 Loeman St STRATHMORE 3041 (REI)**

4   2   4

**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 17/12/2025  
**Property Type:** House (Res)

**Agent Comments**

Updated internally, with an additional bedroom space. Inferior land content and location as further from local amenities.



**16 Carnarvon Rd STRATHMORE 3041 (REI)**

3   1   3

**Price:** \$1,835,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** House

**Agent Comments**

Both properties share original features internally, along with the same accommodation. Superior street. Inferior land content.

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