

# 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

18 Hillside Parade, 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 \$2,190,000 & \$2,390,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb Strathmore

Period - From 01/01/2025 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	2 Crisp St ESSENDON 3040	\$2,325,000	25/10/2025
2	5 Eric St ESSENDON 3040	\$2,170,000	04/10/2025
3	54 Parkstone Av PASCOE VALE SOUTH 3044	\$2,200,000	15/08/2025

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:

09/02/2026 15:11

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6   4   5

**Property Type:** House  
**Land Size:** 753 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,190,000 - \$2,390,000  
**Median House Price**  
Year ending December 2025: \$1,555,000

## Comparable Properties



**2 Crisp St ESSENDON 3040 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**5 Eric St ESSENDON 3040 (REI)**

**Agent Comments**

4   3   6

**Price:** \$2,170,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2025  
**Property Type:** House (Res)



**54 Parkstone Av PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**

5   4   3

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx

**Account - Whitefox Real Estate** | P: 96459699