

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

1/242 Woodland Street, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$840,000 Property Type Unit 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	2/154 Spencer St ESSENDON 3040	\$886,000	03/12/2025
2	10 Acacia Gr PASCOE VALE SOUTH 3044	\$907,000	08/11/2025
3	35 Orange Gr ESSENDON NORTH 3041	\$926,000	11/09/2025

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:

04/02/2026 16:26

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2 1 2

Rooms: 4
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$950,000
Median Unit Price
Year ending December 2025: \$840,000

Comparable Properties



2/154 Spencer St ESSENDON 3040 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$886,000
Method: Private Sale
Date: 03/12/2025
Rooms: 4
Property Type: Townhouse (Res)



10 Acacia Gr PASCOE VALE SOUTH 3044 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$907,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 182 sqm approx



35 Orange Gr ESSENDON NORTH 3041 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$926,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 167 sqm approx

Account - Whitefox Real Estate | P: 96459699



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