

# 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

277 Napier Street, 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 \$1,800,000 & \$1,980,000

### 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	32 Glenview Rd STRATHMORE 3041	\$2,300,000	31/12/2025
2	58 Kernan St STRATHMORE 3041	\$1,970,000	11/12/2025
3	25 Grammar St STRATHMORE 3041	\$2,300,000	29/11/2025

**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:

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2025: \$1,480,000



4   3   2

**Property Type:** House (Res)

**Land Size:** 732 sqm approx

**Agent Comments**

Double storey brick home offering 3-4 bed, 2 bath & 2 car.

## Comparable Properties



**32 Glenview Rd STRATHMORE 3041 (REI)**

3   1   1

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** House

**Land Size:** 789 sqm approx

**Agent Comments**

Slightly larger parcel of land. Inferior internally. Both properties are in close proximity to local amenities and showcase a brick facade.



**58 Kernan St STRATHMORE 3041 (REI)**

3   2   3

**Price:** \$1,970,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House (Res)

**Agent Comments**

Slightly larger land content. Smaller internal space. Both properties are updated internally with similar features throughout.



**25 Grammar St STRATHMORE 3041 (REI)**

2   1   2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 1015 sqm approx

**Agent Comments**

Larger land content. Both locations are favourable to most, with a similar style facade. Inferior as lacks additional bedroom spaces.

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