

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

14 Merchiston Grove, Strathmore Vic 3041

Indicative selling price

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

Range between

\$4,400,000

&

\$4,800,000

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	37 Mccarron Pde ESSENDON 3040	\$4,315,000	08/11/2025
2	12 Monica St ESSENDON 3040	\$4,280,000	18/10/2025
3			

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:

23/01/2026 15:25



 4  3  4

Property Type: House (Res)

Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price

\$4,400,000 - \$4,800,000

Median House Price

Year ending December 2025: \$1,555,000

Comparable Properties



37 Mccarron Pde ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  4

Price: \$4,315,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 669 sqm approx



12 Monica St ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  5

Price: \$4,280,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 861 sqm approx

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655