

# 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

2b Wood 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 \$1,390,000 & \$1,440,000

### 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	1/17 Roberts St ESSENDON 3040	\$1,420,000	14/02/2026
2	4/7 Overman Ct ESSENDON 3040	\$1,350,000	31/01/2026
3	23 Fenacre St STRATHMORE 3041	\$1,311,000	01/12/2025

**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:

23/02/2026 15:11

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**Indicative Selling Price**  
\$1,390,000 - \$1,440,000

**Median Unit Price**

Year ending December 2025: \$840,000



3   2   2

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Agent Comments**

Brand new townhouse offering 3 bed, 2 bath & 2 car

## Comparable Properties



**1/17 Roberts St ESSENDON 3040 (REI)**

4   3   2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 250 sqm approx

**Agent Comments**

Offers more accommodation but part of an OC.



**4/7 Overman Ct ESSENDON 3040 (REI)**

4   3   2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Single)

**Agent Comments**

Offers more accommodation but part of an OC.



**23 Fenacre St STRATHMORE 3041 (REI/VG)**

4   2   3

**Price:** \$1,311,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** House

**Land Size:** 300 sqm approx

**Agent Comments**

Offers an extra bed. Inferior location.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555