

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 COLCLOUGH COURT STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/351 NAPIER STREET STRATHMORE VIC 3041	\$990,000	17-Jul-25
328 NAPIER STREET STRATHMORE VIC 3041	\$1,000,000	22-Sep-25
56A ELSTONE AVENUE AIRPORT WEST VIC 3042	\$1,060,000	28-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 25 November 2025



**1/351 NAPIER STREET
STRATHMORE VIC 3041**

 3  2  2

Sold Price

\$990,000

Sold Date

17-Jul-25

Distance

1.76km



**328 NAPIER STREET STRATHMORE
VIC 3041**

 3  1  1

Sold Price

^{RS} **\$1,000,000** ^{UN}

Sold Date

22-Sep-25

Distance

1.62km



**56A ELSTONE AVENUE AIRPORT
WEST VIC 3042**

 3  2  1

Sold Price

\$1,060,000

Sold Date

28-Jun-25

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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