

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

220 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between

\$3,600,000

&

\$3,900,000

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	51 Richardson St ESSENDON 3040	\$3,600,000	15/09/2025
2			
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:

06/02/2026 10:30



 5  4  7

Property Type: House
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,900,000
Median House Price
Year ending December 2025: \$1,555,000

Comparable Properties



51 Richardson St ESSENDON 3040 (REI/VG)

 4  2  7

Price: \$3,600,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

A more modern renovation however a much smaller home. Offers 2 less living areas, 1 less bedroom, 2 less bathrooms, no separate studio space and no pool.

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.

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