

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

2 Carrick Lane, Strathmore Vic 3041

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$860,000

Property Type Townhouse

Suburb Strathmore

Period - From 07/09/2025

to

06/09/2026

Source

Property Data

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	5/17-19 Northumberland Rd PASCOE VALE 3044	\$800,000	21/08/2026
2	2/338 Pascoe Vale Rd ESSENDON 3040	\$810,000	31/07/2026
3	60 Cumberland Rd PASCOE VALE 3044	\$795,000	10/04/2026

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:

07/09/2026 13:33



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Townhouse Price

07/09/2025 - 06/09/2026: \$860,000

Comparable Properties



5/17-19 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 21/08/2026

Property Type: Townhouse (Single)



2/338 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

3 3 1

Price: \$810,000

Method: Private Sale

Date: 31/07/2026

Property Type: Townhouse (Res)



60 Cumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$795,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Single)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788