

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

3/12 LAMART STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Strathmore

Period-from

01 Apr 2025

to

31 Mar 2026

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

50 TARANA AVENUE GLENROY VIC 3046	\$820,000	16-Apr-26
1 BAILEY CRESCENT OAK PARK VIC 3046	\$795,000	09-Feb-26

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 April 2026

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**50 TARANA AVENUE GLENROY
VIC 3046**

3 2 2

Sold Price

^{RS} **\$820,000**

Sold Date **16-Apr-26**

Distance **1.29km**



**1 BAILEY CRESCENT OAK PARK
VIC 3046**

3 2 1

Sold Price

^{RS} **\$795,000**

Sold Date **09-Feb-26**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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