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	29a Tasman Avenue, Strathmore Heights Vic 3041

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,060,000 Property Type House Suburb Strathmore Heights

Period - From 01/10/2024 to 30/09/2025 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	166 Parer Rd AIRPORT WEST 3042	$1,255,000	03/10/2025
2	204 Parer Rd AIRPORT WEST 3042	$1,350,000	29/08/2025
3	9a Woolart St STRATHMORE 3041	$1,500,000	12/08/2025

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: 21/11/2025 14:04

29a Tasman Avenue, Strathmore Heights Vic 3041

JellisCraig

Kieran Moloney
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4 3 2

Rooms: 7
Property Type: Townhouse

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
Year ending September 2025: $1,060,000

Agent Comments

Near new townhouse offering 4 bed + study, 3 bath, 2 living & 2 car

Comparable Properties



166 Parer Rd AIRPORT WEST 3042 (REI)

5 3 2

Price: $1,255,000
Method: Private Sale
Date: 03/10/2025
Property Type: House

Agent Comments

Older property with an extra bed.



204 Parer Rd AIRPORT WEST 3042 (REI)

4 3 2

Price: $1,350,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)

Agent Comments

Same accommodation and style.



9a Woolart St STRATHMORE 3041 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 338 sqm approx

Agent Comments

Same accommodation with a Strathmore address.

REIV THE DIFFERENCE | propertydata.com.au

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