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	5 Avro Court, 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 $1,090,000 Property Type House Suburb Strathmore Heights

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	32 Caravelle Cr STRATHMORE HEIGHTS 3041	$1,470,000	25/10/2025
2	25 Vickers Av STRATHMORE HEIGHTS 3041	$1,206,000	07/10/2025
3	10 Vickers Av STRATHMORE HEIGHTS 3041	$1,390,000	02/09/2025

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: 14/01/2026 10:54

5 Avro Court, Strathmore Heights Vic 3041

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



3 1 6

Rooms: 5
Property Type: House (Res)
Land Size: 1055 sqm approx

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
Year ending December 2025: $1,090,000

Agent Comments

Neat & tidy family offering 3 bed, 1 bath on a massive block with excellent shedding.

Comparable Properties



32 Caravelle Cr STRATHMORE HEIGHTS 3041 (REI)

4 3 2

Price: $1,470,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments

Lager home with newer renovations on a smaller block.



25 Vickers Av STRATHMORE HEIGHTS 3041 (REI/VG)

3 1 3

Price: $1,206,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Similar sized home and condition on a smaller block.



10 Vickers Av STRATHMORE HEIGHTS 3041 (REI/VG)

5 2 2

Price: $1,390,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Lager home with newer renovations on a smaller block.

REIV THE DIFFERENCE

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