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	6 Palagia Court, Strathmore Heights Vic 3041

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,095,000 Property Type House Suburb Strathmore Heights

Period - From 07/03/2025 to 06/03/2026 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 Avro Ct STRATHMORE HEIGHTS 3041	$1,440,000	21/02/2026
2	14 Gowanbrae Dr GOWANBRAE 3043	$1,350,000	12/02/2026
3	208 Mascoma St STRATHMORE 3041	$1,315,000	19/11/2025

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: 07/03/2026 11:30

6 Palagia Court, Strathmore Heights Vic 3041

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5 2 2

Property Type: House
Land Size: 741 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
07/03/2025 - 06/03/2026: $1,095,000

Agent Comments

A home with heart, offering five bedrooms, generous additional living spaces, and a double garage.

Comparable Properties



5 Avro Ct STRATHMORE HEIGHTS 3041 (REI)

3 1 6

Price: $1,440,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 1056 sqm approx

Agent Comments

Both properties are based within close proximity to one another. This property offers larger land content, though lacks additional bedroom space.



14 Gowanbrae Dr GOWANBRAE 3043 (REI)

4 2 4

Price: $1,350,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments

Both properties offer a near similar land content size. While in different suburbs, both properties offer comparable location to amenities. Inferior as the property lacks additional bedroom space.



208 Mascoma St STRATHMORE 3041 (REI/VG)

3 2 2

Price: $1,315,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Property is more modern internally, which may be suitable to most. Closer to local amenities. Inferior as smaller land content and lacks additional bedroom spaces.

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