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	48 De Havilland Avenue, Strathmore Heights Vic 3041

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $972,500 Property Type House Suburb Strathmore Heights

Period - From 01/01/2024 to 31/12/2024 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	383 Mascoma St STRATHMORE HEIGHTS 3041	$1,060,000	08/02/2025
2	12 Strathaird St STRATHMORE 3041	$1,077,000	10/12/2024
3	32 Valley Cr GLENROY 3046	$1,000,000	20/11/2024

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: 14/02/2025 14:08

48 De Havilland Avenue, Strathmore Heights Vic 3041

Adam Hicks
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4 2 2

Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments

4 bed, 2 Bath ,2 Car renovated house

Indicative Selling Price
$1,100,000
Median House Price
Year ending December 2024: $972,500

Comparable Properties



383 Mascoma St STRATHMORE HEIGHTS 3041 (REI)

3 2 2

Price: $1,060,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

similar accommodation, similar condition, close proximity, same suburb,1 less bedroom,



12 Strathaird St STRATHMORE 3041 (REI/VG)

3 1 1

Price: $1,077,000
Method: Sold Before Auction
Date: 10/12/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

similar accommodation, similar condition, close proximity, same suburb,1 less bedroom, 1 less bathroom, similar accommodation, similar condition, close proximity



32 Valley Cr GLENROY 3046 (VG)

4 - -

Price: $1,000,000
Method: Sale
Date: 20/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

similar accommodation, similar condition, close proximity, neighbouring suburb

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