

# 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

17 Strathaird Street, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,170,000

### Median sale price

Median price \$1,727,500

Property Type House

Suburb Strathmore

Period - From 01/07/2024

to

30/06/2025

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	363 Mascoma St STRATHMORE HEIGHTS 3041	\$1,000,000	12/04/2025
2	48 De Havilland Av STRATHMORE HEIGHTS 3041	\$1,090,000	16/03/2025
3	25 Strathnaver Av STRATHMORE 3041	\$1,210,000	08/03/2025

**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:

28/07/2025 13:39



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,170,000  
**Median House Price**  
Year ending June 2025: \$1,727,500

## Comparable Properties

**363 Mascoma St STRATHMORE HEIGHTS 3041 (REI)** **Agent Comments**



**Price:** \$1,000,000  
**Method:**  
**Date:** 12/04/2025  
**Property Type:** House



**48 De Havilland Av STRATHMORE HEIGHTS 3041 (REI/VG)** **Agent Comments**



**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 16/03/2025  
**Property Type:** House  
**Land Size:** 570 sqm approx



**25 Strathnaver Av STRATHMORE 3041 (REI/VG)** **Agent Comments**



**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 08/03/2025  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655