

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

1/17 TASMAN AVENUE STRATHMORE HEIGHTS VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Strathmore Heights

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/1 BEDFORD STREET AIRPORT WEST VIC 3042	\$740,000	11-Mar-25
178 GOWANBRAE DRIVE GOWANBRAE VIC 3043	\$755,500	31-May-25
24A ROBERTS ROAD AIRPORT WEST VIC 3042	\$763,000	17-May-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025



**1/1 BEDFORD STREET AIRPORT
WEST VIC 3042**

 3  2  1

Sold Price

\$740,000

Sold Date

11-Mar-25

Distance

1.53km



**178 GOWANBRAE DRIVE
GOWANBRAE VIC 3043**

 3  2  1

Sold Price

^{RS} **\$755,500**

Sold Date

31-May-25

Distance

1.3km



**24A ROBERTS ROAD AIRPORT
WEST VIC 3042**

 2  2  3

Sold Price

^{RS} **\$763,000**

Sold Date

17-May-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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