

# 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 Windsor Avenue, Strathmore Vic 3041

### Indicative selling price

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

Single price

\$1,890,000

### Median sale price

Median price

\$1,613,000

Property Type

House

Suburb

Strathmore

Period - From

01/07/2025

to

30/06/2026

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 | 46 Lloyd St STRATHMORE 3041     | \$1,930,000 | 08/08/2026   |
| 2 | 26 Kernan St STRATHMORE 3041    | \$1,770,000 | 25/07/2026   |
| 3 | 48 Carnarvon Rd STRATHMORE 3041 | \$1,830,000 | 15/07/2026   |

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:

24/09/2026 08:43



**Rooms:** 5

**Property Type:** House

**Land Size:** 604 sqm approx

**Agent Comments**

Updated family home offering 4 bed, 2 bath & 2 car on 604sqm approx.

## Comparable Properties



**46 Lloyd St STRATHMORE 3041 (REI)**



**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 08/08/2026

**Property Type:** House (Res)

**Land Size:** 749 sqm approx

**Agent Comments**

Bigger block. House is more original.



**26 Kernan St STRATHMORE 3041 (REI)**



**Price:** \$1,770,000

**Method:** Auction Sale

**Date:** 25/07/2026

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

**Agent Comments**

Bigger block. 1 less bed. House is more original.



**48 Carnarvon Rd STRATHMORE 3041 (REI)**



**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 15/07/2026

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

**Agent Comments**

Bigger block with 1 less bath. House is more original.