

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

12 Tasman Avenue, Strathmore Heights Vic 3041

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Strathmore Heights

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	11 Vickers Av STRATHMORE HEIGHTS 3041	\$864,000	08/08/2026
2	44 Collier Ct STRATHMORE HEIGHTS 3041	\$910,000	04/06/2026
3	5 Northrop Ct STRATHMORE HEIGHTS 3041	\$820,000	11/04/2026

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:

27/08/2026 14:13

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending June 2026: \$1,100,000



3 1 2

Rooms: 5

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



11 Vickers Av STRATHMORE HEIGHTS 3041 (REI)

Agent Comments

3 1 3

Price: \$864,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 534 sqm approx



44 Collier Ct STRATHMORE HEIGHTS 3041 (REI)

Agent Comments

4 1 2

Price: \$910,000

Method: Private Sale

Date: 04/06/2026

Property Type: House (Res)

LAND: 767m2



5 Northrop Ct STRATHMORE HEIGHTS 3041 (REI)

Agent Comments

3 2 -

Price: \$820,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 582 sqm approx