

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

24 Quintus Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	48 Balmoral Av STRATHMORE 3041	\$1,360,000	07/05/2026
2	8 Jones Ct STRATHMORE 3041	\$1,385,000	06/05/2026
3	46 Roland Av STRATHMORE 3041	\$1,420,000	09/04/2026

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:

11/08/2026 10:26

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2026: \$1,613,000



Rooms: 6

Property Type: House

Land Size: 471 sqm approx

Agent Comments

Modern home offering 4 bed, 2 bath & 2 car set over 2 levels.

Comparable Properties



48 Balmoral Av STRATHMORE 3041 (REI/VG)



Price: \$1,360,000

Method: Sold Before Auction

Date: 07/05/2026

Property Type: House

Land Size: 245 sqm approx

Agent Comments

Older property on a smaller block.



8 Jones Ct STRATHMORE 3041 (REI/VG)



Price: \$1,385,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 370 sqm approx

Agent Comments

Similar vintage & size on a smaller block.



46 Roland Av STRATHMORE 3041 (REI/VG)



Price: \$1,420,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: House (Res)

Land Size: 316 sqm approx

Agent Comments

Newer property on a smaller block.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555