

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

3 Holyrood Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Strathmore

Period - From 01/01/2025

to 31/12/2025

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	15 Williamson Av STRATHMORE 3041	\$2,166,000	28/03/2026
2	2 Thor St STRATHMORE 3041	\$1,890,000	28/03/2026
3	72 Carnarvon Rd STRATHMORE 3041	\$1,900,000	02/02/2026

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:

02/04/2026 16:48



Rooms: 10

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Double storey house offering 5 bed, 3 living, 3 bath, 2 car & pool.

Comparable Properties



15 Williamson Av STRATHMORE 3041 (REI)



Price: \$2,166,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Also a WB double storey home on the same land. Newer renovation and superior location closer to Napier St shops.



2 Thor St STRATHMORE 3041 (REI)



Price: \$1,890,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Also a WB double storey home. Has 1 less bed but is on a bigger block.



72 Carnarvon Rd STRATHMORE 3041 (REI/VG)



Price: \$1,900,000

Method: Private Sale

Date: 02/02/2026

Property Type: House (Res)

Land Size: 894 sqm approx

Agent Comments

Double storey brick home located around the corner. Similar condition & size house. Larger block.