

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

31 De Havilland Avenue, Strathmore Heights Vic 3041

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	28 Quintus Av STRATHMORE 3041	\$1,450,000	17/07/2026
2	23a Tasman Av STRATHMORE HEIGHTS 3041	\$1,575,000	21/04/2026
3			

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:

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Adem Karahan
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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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



4 3 2

Property Type: House
Land Size: 348 sqm approx

Agent Comments

Approx, 1 year old, double story, 2 car garage, long wide driveway, premium inclusions, approx 25 squares

Comparable Properties



28 Quintus Av STRATHMORE 3041 (REI)

4 2 2

Price: \$1,450,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)

Agent Comments

Four-bedroom home with two bathrooms and a double garage, selling for \$1,450,000.



23a Tasman Av STRATHMORE HEIGHTS 3041 (REI/VG)

4 4 2

Price: \$1,575,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 306 sqm approx

Agent Comments

Modern four-bedroom, four-bathroom home with a double garage on approx. 306 sqm, selling for \$1,575,000.

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.

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



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