

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

Range between \$1,700,000

&

\$1,850,000

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 Carnarvon Rd STRATHMORE 3041	\$1,830,000	15/07/2026
2	268 Napier St STRATHMORE 3041	\$1,650,000	13/05/2026
3	3 Holyrood Av STRATHMORE 3041	\$1,800,000	02/05/2026

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:

21/07/2026 11:18



Rooms: 6

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

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

Comparable Properties



48 Carnarvon Rd STRATHMORE 3041 (REI)



Price: \$1,830,000

Method: Auction Sale

Date: 15/07/2026

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Home is more original on a bigger block.



268 Napier St STRATHMORE 3041 (REI)



Price: \$1,650,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Home is more original on a bigger block.



3 Holyrood Av STRATHMORE 3041 (REI/VG)



Price: \$1,800,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Same block size located in the next street. Home is larger but more dated.