

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

9 DE HAVILLAND AVENUE STRATHMORE HEIGHTS VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Strathmore Heights

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

10 CARAVELLE CRESCENT STRATHMORE HEIGHTS VIC 3041	\$1,100,000	28-Mar-26
3 FOTIS COURT OAK PARK VIC 3046	\$1,100,000	07-Feb-26
10 GOWANBRAE DRIVE GOWANBRAE VIC 3043	\$1,200,000	08-May-26

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 6 months.~~

This Statement of Information was prepared on: 20 May 2026



**10 CARAVELLE CRESCENT
STRATHMORE HEIGHTS VIC 3041**

3 1 1

Sold Price ^{RS} **\$1,100,000** Sold Date **28-Mar-26**

Distance **0.36km**



**3 FOTIS COURT OAK PARK VIC
3046**

3 2 4

Sold Price Sold Date **07-Feb-26**

Distance **0.55km**



**10 GOWANBRAE DRIVE
GOWANBRAE VIC 3043**

4 2 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **08-May-26**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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