Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	27 Houston Avenue, Strathmore Vic 3041
Including suburb and	

Address	27 Houston Avenue, Strathmore Vic 3041
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$2,150,000

Median sale price

Median price	\$1,657,500	Pro	perty Type	House		Suburb	Strathmore
Period - From	01/10/2024	to	30/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	21 Renown St ESSENDON NORTH 3041	\$2,080,000	15/08/2025
2			
3			

OR

В* 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:	12/11/2025 10:14



WHITEFOX

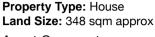
Patrick Tilli 0413 083 735 paddy@whitefoxrealestate.com.au

> **Indicative Selling Price** \$2,150,000

Median House Price Year ending September 2025: \$1,657,500







Agent Comments



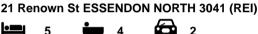
Comparable Properties

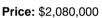












Method: Sold Before Auction

Date: 15/08/2025

Property Type: House (Res)

Agent Comments

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 - Whitefox Real Estate | P: 96459699



