

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

33A First Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$840,000

Property Type Unit

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	7 Woolart St STRATHMORE 3041	\$759,000	20/06/2026
2	82a Hoffmans Rd ESSENDON 3040	\$745,000	02/05/2026
3	3/74 Richardson St ESSENDON 3040	\$743,000	18/04/2026

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:

26/08/2026 17:00

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



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending June 2026: \$840,000

Comparable Properties



7 Woolart St STRATHMORE 3041 (REI)

Agent Comments

2 1 1

Price: \$759,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)



82a Hoffmans Rd ESSENDON 3040 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Villa

Land Size: 154 sqm approx



3/74 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

2 1 1

Price: \$743,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Villa

Account - Whitefox Real Estate | P: 96459699



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