

## 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

4 HOUSTON AVENUE STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$2,320,000

&

\$2,390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4 BALMORAL AVENUE STRATHMORE VIC 3041	\$2,350,000	08-Nov-24
8 ROBB STREET ESSENDON VIC 3040	\$2,340,000	30-Nov-24
26 HOLYROOD AVENUE STRATHMORE VIC 3041	\$2,290,000	18-Mar-25

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: 23 April 2025



**4 BALMORAL AVENUE  
STRATHMORE VIC 3041**

 4  2  2

Sold Price <sup>RS</sup> **\$2,350,000** <sup>UN</sup> Sold Date **08-Nov-24**

Distance **0.52km**



**8 ROBB STREET ESSENDON VIC  
3040**

 4  2  1

Sold Price **\$2,340,000** Sold Date **30-Nov-24**

Distance **1.98km**



**26 HOLYROOD AVENUE  
STRATHMORE VIC 3041**

 4  2  3

Sold Price <sup>RS</sup> **\$2,290,000** <sup>UN</sup> Sold Date **18-Mar-25**

Distance **0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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