

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

\$750,000

&

\$800,000

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:

14/09/2026 15:21

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2 1 2

Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
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)

Agent Comments

2 1 1

Price: \$745,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Villa



3/74 Richardson St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$743,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Villa

Account - Whitefox Real Estate | P: 96459699