

# 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 6 Palagia Court, Strathmore Heights Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,290,000 & \$1,390,000

### Median sale price

Median price \$1,090,000 Property Type House Suburb Strathmore Heights

Period - From 01/01/2025 to 31/12/2025 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 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	8 Strathaird St STRATHMORE 3041	\$1,500,000	06/12/2025
2	44 Woolart St STRATHMORE 3041	\$1,460,000	02/12/2025
3	18 Strathnaver Av STRATHMORE 3041	\$1,285,000	15/11/2025

**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.~~

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**Indicative Selling Price**  
\$1,290,000 - \$1,390,000

**Median House Price**

Year ending December 2025: \$1,090,000



**Property Type:** House

**Agent Comments**

A home with heart, offering five bedrooms, generous additional living spaces, and a double garage.

## Comparable Properties

**8 Strathaird St STRATHMORE 3041 (REI)**



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 551 sqm approx

**Agent Comments**

Superior: slightly larger land content. Inferior as lacks additional bedroom spaces.



**44 Woolart St STRATHMORE 3041 (REI)**



**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House

**Land Size:** 584 sqm approx

**Agent Comments**

Both double story properties with near similar finishes. Superior as slightly bigger land content. Inferior as lacks additional bedroom space.



**18 Strathnaver Av STRATHMORE 3041 (REI/VG)**



**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 524 sqm approx

**Agent Comments**

Locations similar. Smaller land content and internal space not as up to date.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555



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