

## 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

8 UNISON CIRCUIT STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Strathulloh

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 UNISON ROAD STRATHTULLOH VIC 3338	\$665,000	30-Nov-24
9 OPUS STREET STRATHTULLOH VIC 3338	\$665,000	02-Oct-24
2 BARITONE ROAD STRATHTULLOH VIC 3338	\$717,000	17-Jan-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.~~

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**9 UNISON ROAD STRATHTULLOH  
VIC 3338**

4 2 2

Sold Price

**\$665,000**

Sold Date **30-Nov-24**

Distance **0.03km**



**9 OPUS STREET STRATHTULLOH  
VIC 3338**

4 3 3

Sold Price

Sold Date **02-Oct-24**

Distance **0.23km**



**2 BARITONE ROAD  
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

<sup>RS</sup> **\$717,000**

Sold Date **17-Jan-25**

Distance **1.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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