

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Fleming Street, Stratford Vic 3862

Indicative selling price

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

Single price \$634,950

Median sale price

Median price \$521,000

Property Type House

Suburb Stratford

Period - From 01/01/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2 Warnock Way STRATFORD 3862	\$612,000	15/01/2025
2	84 Blackburn St STRATFORD 3862	\$585,000	30/10/2024
3	4 Fleming St STRATFORD 3862	\$599,000	16/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/02/2025 16:31

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Indicative Selling Price
\$634,950

Median House Price
Year ending December 2024: \$521,000



 4  2  2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Comparable Properties



2 Warnock Way STRATFORD 3862 (REI)

Agent Comments

 4  2  2

Price: \$612,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 777 sqm approx



84 Blackburn St STRATFORD 3862 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 1029 sqm approx

4 Fleming St STRATFORD 3862 (VG)

Agent Comments

 4  -  -

Price: \$599,000
Method: Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 793 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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