

# 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 93 Hobson Street, Stratford Vic 3862  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$489,000

### Median sale price

Median price \$530,000

Property Type House

Suburb Stratford

Period - From 01/10/2024

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 | 11 Freitag Ct STRATFORD 3862   | \$495,000 | 16/01/2025   |
| 2 | 22 Mitchell Rd STRATFORD 3862  | \$492,500 | 01/01/2025   |
| 3 | 2 Neilson Ct STRATFORD 3862    | \$495,000 | 16/08/2024   |

**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:

01/03/2025 11:09



 3    2    2

**Property Type:** House  
**Land Size:** 578 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$489,000  
**Median House Price**  
December quarter 2024: \$530,000

## Comparable Properties



**11 Freitag Ct STRATFORD 3862 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 16/01/2025  
**Property Type:** House  
**Land Size:** 682 sqm approx



**22 Mitchell Rd STRATFORD 3862 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$492,500  
**Method:** Private Sale  
**Date:** 01/01/2025  
**Property Type:** House  
**Land Size:** 560 sqm approx



**2 Neilson Ct STRATFORD 3862 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** House  
**Land Size:** 856 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800