

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

187 ALFRED ROAD STRATHTULLOH VIC 3338

Indicative selling price

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

Single Price

or range
between

\$289,000

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

Other

Suburb

Strathulloh

Period-from

01 Feb 2024

to

31 Jan 2025

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

181 ALFRED ROAD STRATHTULLOH VIC 3338	\$350,000	18-Apr-24
30 PEGASUS DRIVE WEIR VIEWS VIC 3338	\$310,000	20-Dec-24
7 THORNY STREET ROCKBANK VIC 3335	\$350,000	20-Dec-24

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.~~

This Statement of Information was prepared on: 28 February 2025



181 ALFRED ROAD STRATHTULLOH VIC 3338 Sold Price

\$350,000 Sold Date 18-Apr-24

4 2 -

Distance 0.04km



30 PEGASUS DRIVE WEIR VIEWS VIC 3338 Sold Price

\$310,000 Sold Date 20-Dec-24

- - -

Distance 3.06km

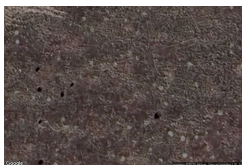


7 THORNY STREET ROCKBANK VIC 3335 Sold Price

\$350,000 Sold Date 20-Dec-24

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Distance 4.49km



65 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338 Sold Price

Sold Date 11-Jan-25

- - -

Distance 1.27km

RS = Recent sale

UN = Undisclosed Sale

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