

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

1/9 STRONG STREET SPOTSWOOD VIC 3015

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Spotswood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

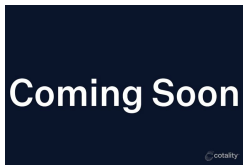
Date of sale

3/152 HALL STREET SPOTSWOOD VIC 3015	\$725,000	10-Mar-25
13B VERNIER STREET SPOTSWOOD VIC 3015	\$750,000	28-Mar-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.

This Statement of Information was prepared on: 28 August 2025



**3/152 HALL STREET SPOTSWOOD
VIC 3015**

Sold Price

\$725,000

Sold Date

10-Mar-25

 2

 2

 1

Distance

1.67km



**13B VERNIER STREET
SPOTSWOOD VIC 3015**

Sold Price

\$750,000

Sold Date

28-Mar-25

 2

 2

 2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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