

## 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

11 CLEF STREET STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$699,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 May 2024

to

30 Apr 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

2 BARITONE ROAD STRATHTULLOH VIC 3338	\$717,000	20-Dec-24
59 CARRICK AVENUE STRATHTULLOH VIC 3338	\$722,000	28-Feb-25
62 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338	\$715,000	26-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: 29 May 2025


**2 BARITONE ROAD  
STRATHTULLOH VIC 3338**

4 2 2

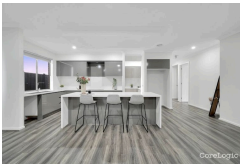
 Sold Price **\$717,000** Sold Date **20-Dec-24**

 Distance **0.12km**

**59 CARRICK AVENUE  
STRATHTULLOH VIC 3338**

4 3 -

 Sold Price **\$722,000** Sold Date **28-Feb-25**

 Distance **0.45km**

**62 BUCKINGHAM BOULEVARD  
STRATHTULLOH VIC 3338**

4 2 2

 Sold Price **\$715,000** Sold Date **26-Mar-25**

 Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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