

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,250

Property type

House

Suburb

Strathulloh

Period-from

01 Feb 2025

to

31 Jan 2026

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

12 CAMELON AVENUE THORNHILL PARK VIC 3335	\$685,000	21-Nov-25
16 RAVENS CRAIG DRIVE STRATHTULLOH VIC 3338	\$660,000	26-Feb-25
43 BECONTREE CRESCENT STRATHTULLOH VIC 3338	\$668,000	08-Jul-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: 03 February 2026



**12 CAMELON AVENUE THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price

\$685,000

Sold Date

21-Nov-25

Distance

1km



**16 RAVENS CRAIG DRIVE
STRATH TULLOH VIC 3338**

 4  2  2

Sold Price

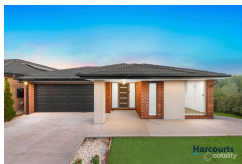
\$660,000

Sold Date

26-Feb-25

Distance

1.58km



**43 BECONTREE CRESCENT
STRATH TULLOH VIC 3338**

 4  2  2

Sold Price

\$668,000

Sold Date

08-Jul-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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