

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
Including suburb or
locality and postcode

11 Fleming Street, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$679,000

Median sale price

Median price \$505,000

Property Type House

Suburb Stratford

Period - From 01/01/2025

to 31/03/2025

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	5 Warnock Way STRATFORD 3862	\$700,000	09/04/2025
2	11 Lee St STRATFORD 3862	\$670,000	06/02/2025
3	2 Warnock Way STRATFORD 3862	\$612,000	15/01/2025

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:

03/05/2025 11:27

Sarah Bedggood

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Indicative Selling Price

\$679,000

Median House Price

March quarter 2025: \$505,000



Property Type: Land

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



5 Warnock Way STRATFORD 3862 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 09/04/2025

Property Type: House

Land Size: 998 sqm approx



11 Lee St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 1092 sqm approx



2 Warnock Way STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 15/01/2025

Property Type: House

Land Size: 777 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690