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	11 Fleming Street, Stratford Vic 3862
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

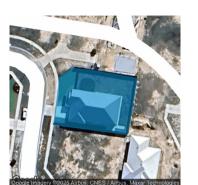
This Statement of Information was prepared on:	03/05/2025 11:27





Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$679,000 **Median House Price** March quarter 2025: \$505,000





Agent Comments

Comparable Properties



5 Warnock Way STRATFORD 3862 (REI)

Price: \$700,000 Method: Private Sale

Date: 09/04/2025 Property Type: House

Land Size: 998 sqm approx

Agent Comments



11 Lee St STRATFORD 3862 (REI/VG)



Agent Comments



Land Size: 1092 sqm approx

2 Warnock Way STRATFORD 3862 (REI/VG)

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

Price: \$612,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 777 sqm approx

Agent Comments



