

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

12 Jones Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$537,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2025

to

30/09/2025

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 eighteen 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	28 Peters Dr STRATFORD 3862	\$689,000	23/12/2025
2	11 Lee St STRATFORD 3862	\$670,000	06/02/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

07/01/2026 10:35

Bel Bateson
03 51444333
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Indicative Selling Price
\$659,000

Median House Price
September quarter 2025: \$537,000



3 2 0

Property Type: House
Land Size: 832 sqm approx
Agent Comments

Comparable Properties



28 Peters Dr STRATFORD 3862 (REI)

Agent Comments

4 2 4

Price: \$689,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 840 sqm approx



11 Lee St STRATFORD 3862 (REI/VG)

Agent Comments

4 2 4

Price: \$670,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 1092 sqm approx

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 eighteen months.

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