

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

126 Briagolong Road, Stratford Vic 3862

Indicative selling price

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

Single price \$815,000

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 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	49 Merrick St STRATFORD 3862	\$820,000	27/05/2025
2	87 Newton Dr STRATFORD 3862	\$820,000	04/06/2024
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:

05/06/2025 09:40



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Property Type: House
Land Size: 40468.6 sqm approx
Agent Comments

Indicative Selling Price
\$815,000
Median House Price
March quarter 2025: \$505,000

Comparable Properties



49 Merrick St STRATFORD 3862 (REI)

Agent Comments

4 3 4

Price: \$820,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 15750 sqm approx



87 Newton Dr STRATFORD 3862 (VG)

Agent Comments

4 - -

Price: \$820,000
Method: Sale
Date: 04/06/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 19634 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.