Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 Fleming Street, Stratford Vic 3862
Including suburb or	•
locality and postcode	

Indicative selling price

Property offered for sale

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

Single price \$796,500

Median sale price

Median price	\$540,000	Pro	perty Type	House		Suburb	Stratford
Period - From	01/10/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	47 Killeen St STRATFORD 3862	\$830,000	20/03/2025
2			
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:	24/10/2025 10:23





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

Indicative Selling Price \$796,500 Median House Price

Year ending September 2025: \$540,000





Property Type: House Land Size: 875 sqm approx Agent Comments

Comparable Properties



47 Killeen St STRATFORD 3862 (VG)

= 4 **=** - **=** -

Price: \$830,000 Method: Sale Date: 20/03/2025

Property Type: House (Res) Land Size: 1046 sqm approx **Agent Comments**

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



