

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

13 Fleming Street, Stratford Vic 3862

Indicative selling price

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

Single price \$796,500

Median sale price

Median price \$540,000

Property 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.~~

Address 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

13 Fleming Street, Stratford Vic 3862

Chalmer

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



 4  2  2

Property Type: House

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



47 Killeen St STRATFORD 3862 (VG)

Agent Comments

 4  -  -

Price: \$830,000

Method: Sale

Date: 20/03/2025

Property Type: House (Res)

Land Size: 1046 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



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