

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 RICE FLOWER CRESCENT STRATHTULLOH VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Strathtulloh

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

31 RUISLIP AVENUE STRATHTULLOH VIC 3338	\$605,000	02-Apr-25
LOT 3607 RAVENS CRAIG DRIVE STRATHTULLOH VIC 3338	\$660,000	26-Feb-25
90 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338	\$680,000	03-Dec-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 May 2025



**31 RUISLIP AVENUE
STRATHTULLOH VIC 3338**

1 2 2

Sold Price **\$605,000** Sold Date **02-Apr-25**

Distance **0.43km**



**LOT 3607 RAVENS CRAIG DRIVE
STRATHTULLOH VIC 3338**

2 - -

Sold Price **\$660,000** Sold Date **26-Feb-25**

Distance **0.93km**



**90 BUCKINGHAM BOULEVARD
STRATHTULLOH VIC 3338**

4 3 -

Sold Price **\$680,000** Sold Date **03-Dec-24**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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