

## 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

144 ATHERSTONE BOULEVARD STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$669,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 135 ATHERSTONE BOULEVARD STRATHTULLOH VIC 3338   | \$670,000 | 07-Apr-25 |
| 46 BASILDON CRESCENT STRATHTULLOH VIC 3338       | \$710,000 | 14-Apr-25 |
| LOT 3607 RAVENSCRAIG DRIVE STRATHTULLOH VIC 3338 | \$660,000 | 26-Feb-25 |

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: 18 August 2025



**135 ATHERSTONE BOULEVARD  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$670,000** Sold Date **07-Apr-25**

Distance **0km**



**46 BASILDON CRESCENT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$710,000** Sold Date **14-Apr-25**

Distance **0.53km**



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

 4  2  2

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

Distance **0.57km**

**RS** = Recent sale **UN** = Undisclosed Sale

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