# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	19C Dixon Street, Stratford Vic 3862
Including suburb or	
locality and postcode	

#### Indicative selling price

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

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#### Median sale price

Median price	\$537,000	Pro	perty Type	House		Suburb	Stratford
Period - From	01/07/2025	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

1	8 Kennelly Cr STRATFORD 3862	\$550,000	15/08/2025
2	29A Wellsford St STRATFORD 3862	\$525,000	05/09/2024
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:	10/11/2025 16:14



Date of sale



Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$559,000 Median House Price September quarter 2025: \$537,000





# Comparable Properties

8 Kennelly Cr STRATFORD 3862 (VG)

3

Price: \$550,000 Method: Sale Date: 15/08/2025

Property Type: House (Res) Land Size: 774 sqm approx Agent Comments

29A Wellsford St STRATFORD 3862 (VG)

3





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**Agent Comments** 

Price: \$525,000 Method: Sale Date: 05/09/2024

Property Type: House (Res) Land Size: 929 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



