

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

2 STEVENAGE DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Sep 2025

to

31 Aug 2026

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

4 CHORLEY STREET STRATHTULLOH VIC 3338	\$645,000	20-Jul-26
42 STEVENAGE DRIVE STRATHTULLOH VIC 3338	\$675,000	03-Feb-26
2 ROEHAMPTON DRIVE STRATHTULLOH VIC 3338	\$600,000	19-Aug-26

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: 24 September 2026


**4 CHORLEY STREET
STRATHTULLOH VIC 3338**

4 3 2

 Sold Price **\$645,000** Sold Date **20-Jul-26**

 Distance **0.08km**

**42 STEVENAGE DRIVE
STRATHTULLOH VIC 3338**

4 2 2

 Sold Price **\$675,000** Sold Date **03-Feb-26**

 Distance **0.27km**

**2 ROEHAMPTON DRIVE
STRATHTULLOH VIC 3338**

3 2 2

 Sold Price ^{RS} **\$600,000** Sold Date **19-Aug-26**

 Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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