

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

26 Bolden Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2024

to

30/06/2025

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 18 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	38 Bolden St STRATFORD 3862	\$550,000	17/04/2025
2	16-20 Bolden St STRATFORD 3862	\$585,000	20/02/2025
3	16 Bolden St STRATFORD 3862	\$585,000	10/02/2025

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 18 months.~~

This Statement of Information was prepared on:

24/09/2025 11:04



Property Type: House

Land Size: 1207 sqm approx

Agent Comments

Comparable Properties



38 Bolden St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 820 sqm approx



16-20 Bolden St STRATFORD 3862 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 1182 sqm approx



16 Bolden St STRATFORD 3862 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 10/02/2025

Property Type: House (Res)

Land Size: 1182 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690