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	26 Hardie Place, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$689,000

Median sale price

Median price \$537,000	Pro	pperty Type Ho	use	;	Suburb	Stratford
Period - From 01/07/2025	to	30/09/2025	Sou	urce	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

Address of comparable property		Price	Date of sale
1	11 Fleming St STRATFORD 3862	\$650,000	05/06/2025
2	5 Warnock Way STRATFORD 3862	\$700,000	09/04/2025
3	11 Lee St STRATFORD 3862	\$670,000	06/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/11/2025 14:48





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Indicative Selling Price \$689,000 **Median House Price**

September quarter 2025: \$537,000



Property Type: Land Land Size: 1259 sqm approx

Agent Comments

Comparable Properties



11 Fleming St STRATFORD 3862 (REI/VG)

Price: \$650,000 Method: Private Sale Date: 05/06/2025 Property Type: House

Land Size: 875 sqm approx

Agent Comments



5 Warnock Way STRATFORD 3862 (REI/VG)



Agent Comments

Price: \$700,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 998 sqm approx



11 Lee St STRATFORD 3862 (REI/VG)

Agent Comments

Price: \$670,000 Method: Private Sale Date: 06/02/2025 Property Type: House Land Size: 1092 sqm approx

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



