

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

30 Mitchell Road, Stratford Vic 3862

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$556,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2025

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	20 Mitchell Rd STRATFORD 3862	\$508,000	28/11/2024
2	16 Warnock Way STRATFORD 3862	\$530,000	28/10/2024
3	23 Mitchell Rd STRATFORD 3862	\$545,000	26/07/2024

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:

05/08/2025 16:09

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$535,000

Median House Price
June quarter 2025: \$556,000



Property Type: Land
Land Size: 547 sqm approx
Agent Comments

Comparable Properties



20 Mitchell Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$508,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 573 sqm approx



16 Warnock Way STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 901 sqm approx



23 Mitchell Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 720 sqm approx

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