

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

31b Peters Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$537,000

Property 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 two kilometres of the property for sale in the last six 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	61 Mcfarlane St STRATFORD 3862	\$490,000	01/10/2025
2	105 Hobson St STRATFORD 3862	\$485,000	28/08/2025
3	16 Peters Dr STRATFORD 3862	\$493,000	22/05/2025

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 six months.~~

This Statement of Information was prepared on:

05/11/2025 10:45



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Indicative Selling Price
\$499,000

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



Property Type: Land
Agent Comments

Comparable Properties



61 Mcfarlane St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 900 sqm approx



105 Hobson St STRATFORD 3862 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 562 sqm approx



16 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$493,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 584 sqm approx

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



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