

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

37 Sandhill Road, Stratford Vic 3862

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2025

to

31/03/2025

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	49 Merrick St STRATFORD 3862	\$820,000	27/05/2025
2	46-54 Merrick St STRATFORD 3862	\$755,000	02/05/2025
3	5 Warnock Way STRATFORD 3862	\$700,000	09/04/2025

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:

30/05/2025 10:30



Property Type: House
Land Size: 21332 sqm approx
Agent Comments

Comparable Properties



49 Merrick St STRATFORD 3862 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 15750 sqm approx



46-54 Merrick St STRATFORD 3862 (REI)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 14450 sqm approx



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