

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 and
postcode

39 TAYLORS LANE STRATHFIELDSAYE VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,530,000	&	\$1,683,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$715,000	Property type	House	Suburb	Strathfieldsaye
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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
531 TANNERY LANE STRATHFIELDSAYE VIC 3551	\$925,000	01-Aug-25
925 WELLINGTON STREET STRATHFIELDSAYE VIC 3551	\$1,400,000	31-Jul-25
478 TANNERY LANE STRATHFIELDSAYE VIC 3551	\$970,000	05-Nov-25

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: 18 December 2025



Property Reports

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**531 TANNERY LANE
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

\$925,000 Sold Date **01-Aug-25**

Distance **0.37km**



**925 WELLINGTON STREET
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

\$1,400,000 Sold Date **31-Jul-25**

Distance **0.59km**



**478 TANNERY LANE
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

RS \$970,000 Sold Date **05-Nov-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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