

## 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

4 KEYNES PLACE STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,500

Property type

House

Suburb

Strathtulloh

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 34 MORNINGSIDE DRIVE THORNHILL PARK VIC 3335 | \$775,000 | 12-May-25 |
| 6 DOOLANS STREET WEIR VIEWS VIC 3338         | \$700,000 | 18-Jun-25 |
| 98 NORWOOD AVENUE MELTON SOUTH VIC 3338      | \$740,000 | 02-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 10 September 2025


**34 MORNINGSIDE DRIVE  
THORNHILL PARK VIC 3335**

 5
  2
  2

Sold Price **\$775,000** Sold Date **12-May-25**

Distance **2.91km**


**6 DOOLANS STREET WEIR VIEWS  
VIC 3338**

 5
  2
  2

Sold Price **\$700,000** Sold Date **18-Jun-25**

Distance **3.01km**


**98 NORWOOD AVENUE MELTON  
SOUTH VIC 3338**

 5
  2
  2

Sold Price **\$740,000** Sold Date **02-Jul-25**

Distance **3.53km**

RS = Recent sale      UN = Undisclosed Sale

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