

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 MONACO GROVE STRATHTULLOH VIC 3338

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

\$549,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,250

Property type

House

Suburb

Strathulloh

Period-from

01 Jan 2025

to

31 Dec 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

8 MONACO GROVE STRATHTULLOH VIC 3338	\$550,000	30-Jun-25
21 AZADI CRESCENT STRATHTULLOH VIC 3338	\$570,000	19-Feb-25
12 COLOSSEUM DRIVE STRATHTULLOH VIC 3338	\$560,000	24-Sep-24

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: 23 January 2026



**8 MONACO GROVE
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price **\$550,000** Sold Date **30-Jun-25**

Distance **0.02km**



**21 AZADI CRESCENT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$570,000** Sold Date **19-Feb-25**

Distance **0.12km**



**12 COLOSSEUM DRIVE
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price **\$560,000** Sold Date **24-Sep-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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