

## 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 NEYLAND STREET 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
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$622,750	Property type	House	Suburb	Strathtulloh
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 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
28 SOUTHLANDS LOOP STRATHTULLOH VIC 3338	\$550,000	13-Aug-25
22 MARBLE DRIVE COBBLEBANK VIC 3338	\$601,000	06-Nov-25
17 DOWNLEY LOOP STRATHTULLOH VIC 3338	\$600,000	11-Nov-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: 09 December 2025