

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 NICHOLSON COURT 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

\$3,899,000

&

\$4,099,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Aug 2024

to

31 Jul 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

11-19 GREENS ROAD STRATHTULLOH VIC 3338	\$3,581,000	18-Feb-23
84-132 BROOKLYN PARK DRIVE BROOKFIELD VIC 3338	\$4,800,000	02-Sep-22
41-49 GREENS ROAD STRATHTULLOH VIC 3338	\$3,000,000	20-May-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: 13 August 2025



**11-19 GREENS ROAD
STRATHTULLOH VIC 3338**

 3  2  10

Sold Price **\$3,581,000** Sold Date **18-Feb-23**

Distance **0.8km**



**84-132 BROOKLYN PARK DRIVE
BROOKFIELD VIC 3338**

 3  2  2

Sold Price **\$4,800,000** Sold Date **02-Sep-22**

Distance **8.56km**



**41-49 GREENS ROAD
STRATHTULLOH VIC 3338**

 6  2  6

Sold Price ^{RS} **\$3,000,000** Sold Date **20-May-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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