

## 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

40 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

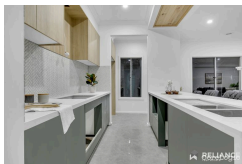
Date of sale

59 EAGLEMONT DRIVE STRATHTULLOH VIC 3338	\$627,000	19-Jan-25
24 PALARA DRIVE STRATHTULLOH VIC 3338	\$640,000	13-Mar-25
31 MISTLETOE DRIVE STRATHTULLOH VIC 3338	\$625,000	24-Jan-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 June 2025

**59 EAGLEMONT DRIVE  
STRATHTULLOH VIC 3338** 4  2  2Sold Price **\$627,000** Sold Date **19-Jan-25**Distance **0.62km****24 PALARA DRIVE  
STRATHTULLOH VIC 3338** 4  2  2Sold Price **\$640,000** Sold Date **13-Mar-25**Distance **0.54km****31 MISTLETOE DRIVE  
STRATHTULLOH VIC 3338** 4  2  1Sold Price **\$625,000** Sold Date **24-Jan-25**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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