

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

403 POLLY MCQUINNS ROAD STRATHBOGIE VIC 3666

Indicative selling price

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

Single Price	\$1,095,000	or range between		&	
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
328 KIPPINGS ROAD STRATHBOGIE VIC 3666	\$1,080,000	24-Oct-25
453 GALLS GAP ROAD STRATHBOGIE VIC 3666	\$1,210,000	07-Nov-25
18 ARMSTRONG AVENUE STRATHBOGIE VIC 3666	\$1,208,000	07-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 December 2025

**328 KIPPINGS ROAD
STRATHBOGIE VIC 3666**

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Sold Price **RS \$1,080,000** Sold Date **24-Oct-25**Distance **2.97km****453 GALLS GAP ROAD
STRATHBOGIE VIC 3666**

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Sold Price **RS \$1,210,000 UN** Sold Date **07-Nov-25**Distance **3.7km****18 ARMSTRONG AVENUE
STRATHBOGIE VIC 3666**

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Sold Price **\$1,208,000** Sold Date **07-Oct-24**Distance **3.71km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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