

## 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

41 PATRICK STREET STRATHMERTON VIC 3641

### Indicative selling price

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

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Strathmerton

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 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

15 NORTHILL AVENUE STRATHMERTON VIC 3641	\$330,000	09-Apr-24
31 CAMPBELL STREET NUMURKAH VIC 3636	\$285,000	04-Feb-25
32 HUGHES STREET BAROOGA NSW 3644	\$320,000	03-Dec-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: 23 June 2025

Jenna Harris  
P 0358311800  
M 0358311800  
E numurkah@gagliardiscott.com.au



**15 NORTHILL AVENUE  
STRATHMERTON VIC 3641**

3 1 1

Sold Price **\$330,000** Sold Date **09-Apr-24**

Distance **0.91km**



**31 CAMPBELL STREET NUMURKAH  
VIC 3636**

3 1 2

Sold Price **\$285,000** Sold Date **04-Feb-25**

Distance **18.18km**



**32 HUGHES STREET BAROOGA  
NSW 3644**

2 1 1

Sold Price **\$320,000** Sold Date **03-Dec-24**

Distance **20.52km**

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

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