

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 or
locality and postcode

50 Hobson Street, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$560,000

Median sale price

Median price \$556,000

Property Type House

Suburb Stratford

Period - From 01/04/2025

to 30/06/2025

Source REIV

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
1	6 Pruden Ct STRATFORD 3862	\$562,000	13/05/2025
2	19 Lee St STRATFORD 3862	\$560,000	07/05/2025
3	24 Kennelly Cr STRATFORD 3862	\$564,000	06/02/2025

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:

02/10/2025 12:51

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

Indicative Selling Price
\$560,000

Median House Price
June quarter 2025: \$556,000



4 2 2

Rooms: 7
Property Type: House
Land Size: 756 sqm approx
Agent Comments

Comparable Properties



6 Pruden Ct STRATFORD 3862 (REI/VG)

Agent Comments

4 2 2

Price: \$562,000
Method: Private Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 940 sqm approx



19 Lee St STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$560,000
Method: Sale
Date: 07/05/2025
Property Type: House (Res)
Land Size: 966 sqm approx



24 Kennelly Cr STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$564,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 841 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690