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

7 DICKENS STREET 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 \$579,000 & \$599,000	Single Price		or range between	\$579,000	&	\$599,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$620,000	Prope	erty type	e House		Suburb	Strathtulloh
Period-from	01 Jun 2024	to	31 May 2	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
38 UNISON ROAD STRATHTULLOH VIC 3338	\$600,000	24-Feb-25
25 MISTLETOE DRIVE STRATHTULLOH VIC 3338	\$590,000	05-Feb-25
14 IPSWICH STREET STRATHTULLOH VIC 3338	\$597,000	03-Apr-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: 30 June 2025





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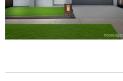


38 UNISON ROAD STRATHTULLOH Sold Price **VIC 3338**

\$600,000 Sold Date 24-Feb-25

Distance

0.89km



25 MISTLETOE DRIVE

₽ 2

4

STRATHTULLOH VIC 3338

Sold Price \$590,000 Sold Date 05-Feb-25

> Distance 1.1km



14 IPSWICH STREET STRATHTULLOH VIC 3338

= 4 ₽ 2 Sold Price \$597,000 Sold Date 03-Apr-25

> Distance 1.38km

RS = Recent sale

UN = Undisclosed Sale

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