Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	7 Redbank Road, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

Property offered for sale

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Single price \$650,000

Median sale price

Median price	\$537,000	Pro	perty Type	House		Suburb	Stratford
Period - From	01/07/2025	to	30/09/2025		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Fleming St STRATFORD 3862	\$650,000	05/06/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on:	19/11/2025 10:57





Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$650,000 Median House Price September quarter 2025: \$537,000





Comparable Properties



11 Fleming St STRATFORD 3862 (REI/VG)

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Price: \$650,000 Method: Private Sale Date: 05/06/2025 Property Type: House Land Size: 875 sqm approx





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Agent Comments

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 eighteen months.

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



