

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 REDDITCH 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 May 2024

to

30 Apr 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

5 RUSHTON AVENUE STRATHTULLOH VIC 3338	\$525,000	20-Dec-24
46 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$580,000	18-Dec-24
60 RUNCORN CRESCENT STRATHTULLOH VIC 3338	\$567,500	16-Mar-24

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: 28 May 2025

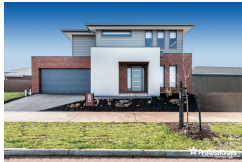


**5 RUSHTON AVENUE
STRATHTULLOH VIC 3338**

 3  2  1

Sold Price **\$525,000** Sold Date **20-Dec-24**

Distance **0.14km**



**46 WIMBLEDON BOULEVARD
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$580,000** Sold Date **18-Dec-24**

Distance **0.14km**



**60 RUNCORN CRESCENT
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price **\$567,500** Sold Date **16-Mar-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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