

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

86 Newton Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2024

to

31/03/2025

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	87 Newton Dr STRATFORD 3862	\$820,000	04/10/2024
2	53 Gooch Rd STRATFORD 3862	\$780,000	07/07/2024
3	177 Newton Dr STRATFORD 3862	\$800,000	08/04/2024

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:

01/07/2025 10:04



Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$799,000

Median House Price
Year ending March 2025: \$530,000



4 2 2

Property Type: House
Land Size: 20680 sqm approx
Agent Comments

Comparable Properties



87 Newton Dr STRATFORD 3862 (REI)

Agent Comments

4 1 2

Price: \$820,000
Method: Private Sale
Date: 04/10/2024
Property Type: House
Land Size: 23900 sqm approx



53 Gooch Rd STRATFORD 3862 (VG)

Agent Comments

4 - -

Price: \$780,000
Method: Sale
Date: 07/07/2024
Property Type: House (Res)
Land Size: 18460 sqm approx



177 Newton Dr STRATFORD 3862 (REI/VG)

Agent Comments

5 3 4

Price: \$800,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 33600 sqm approx

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



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