

## 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

111 BUCKINGHAM BOULEVARD 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	\$599,050	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$623,250	Property type	House	Suburb	Strathtulloh
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

### 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
9 MARYLEBONE STREET STRATHTULLOH VIC 3338	\$660,000	18-Apr-25
11 MARYLEBONE STREET STRATHTULLOH VIC 3338	\$675,000	20-Jun-25
84 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338	\$675,000	08-Aug-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: 08 January 2026



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**9 MARYLEBONE STREET  
STRATHTULLOH VIC 3338**

4 - -

Sold Price

**\$660,000** Sold Date **18-Apr-25**

Distance **0.09km**



**11 MARYLEBONE STREET  
STRATHTULLOH VIC 3338**

3 - -

Sold Price

**\$675,000** Sold Date **20-Jun-25**

Distance **0.09km**



**84 BUCKINGHAM BOULEVARD  
STRATHTULLOH VIC 3338**

4 - -

Sold Price

Sold Date **08-Aug-25**

Distance **0.18km**

**RS** = Recent sale **UN** = Undisclosed Sale

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