

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

13 Bradleys Road, Stradbroke Vic 3851

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price*

Median price

Property Type

Suburb

Stradbroke

Period - From

to

Source

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.~~

	Address of comparable property	Price	Date of sale
1	95 Bradleys Rd STRADBROKE 3851	\$765,000	13/11/2025
2	275 Bradleys Rd STRADBROKE 3851	\$689,000	17/09/2025
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:

23/02/2026 12:21

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 122700 sqm approx

Agent Comments

Comparable Properties



95 Bradleys Rd STRADBROKE 3851 (VG)

Agent Comments



Price: \$765,000

Method: Sale

Date: 13/11/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 154000 sqm approx

275 Bradleys Rd STRADBROKE 3851 (VG)

Agent Comments



Price: \$689,000

Method: Sale

Date: 17/09/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4852 sqm approx

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