

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

13 STRATHTULLOH CIRCUIT 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

\$6,000,000

&

\$6,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Strathtulloh

Period-from

01 May 2025

to

30 Apr 2026

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

53 RICE FLOWER CRESCENT STRATHTULLOH VIC 3338	\$18,881,149	05-Dec-25
794-818 GREIGS ROAD THORNHILL PARK VIC 3335	\$13,500,000	14-Apr-25
690-716 GREIGS ROAD THORNHILL PARK VIC 3335	\$11,000,000	12-Nov-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: 11 May 2026

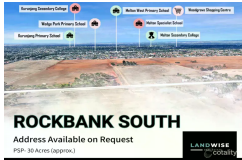


**53 RICE FLOWER CRESCENT
STRATHULLOH VIC 3338**

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Sold Price **\$18,881,149** Sold Date **05-Dec-25**

Distance **2.6km**



**794-818 GREIGS ROAD THORNHILL
PARK VIC 3335**

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Sold Price **\$13,500,000** Sold Date **14-Apr-25**

Distance **1.58km**



**690-716 GREIGS ROAD THORNHILL
PARK VIC 3335**

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Sold Price **\$11,000,000** Sold Date **12-Nov-24**

Distance **2.29km**

RS = Recent sale UN = Undisclosed Sale

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