

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<br>Including suburb and<br>postcode | 1503 Princes Highway, Stratford, VIC 3862 |
|---------------------------------------------|-------------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |           |
|--------------|-----------|
| Single Price | \$530,000 |
|--------------|-----------|

Median sale price

|               |            |               |            |        |                  |
|---------------|------------|---------------|------------|--------|------------------|
| Median price  | \$590,000  | Property Type | House      | Suburb | Stratford (3862) |
| Period - From | 01/04/2026 | to            | 30/06/2026 | Source | REIV             |

Comparable property sales

**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: | 24/08/2026 |
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