

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 and
postcode

197C MCIVOR ROAD STRATHDALE VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Other

Suburb

Strathdale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

199B MCIVOR ROAD STRATHDALE VIC 3550	\$1,060,000	15-Oct-25
2/5 BARNEY STREET NORTH BENDIGO VIC 3550	\$1,080,000	21-Oct-25
197A MCIVOR ROAD STRATHDALE VIC 3550	\$1,060,000	29-Oct-25

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.~~

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**199B MCIVOR ROAD STRATHDALE
VIC 3550**

4 2 2

Sold Price

\$1,060,000

Sold Date

15-Oct-25

Distance

0.01km



**2/5 BARNEY STREET NORTH
BENDIGO VIC 3550**

4 2 4

Sold Price

\$1,080,000

Sold Date

21-Oct-25

Distance

3.08km



**197A MCIVOR ROAD STRATHDALE
VIC 3550**

4 2 2

Sold Price

\$1,060,000

Sold Date

29-Oct-25

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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