

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

2/26 Midas Court Strathfieldsaye, VIC 3551

Indicative selling price

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

Price Range \$650,000 & \$675,000

Median sale price

Median price

\$670,000

Property type

House

Suburb

Strathfieldsaye

Period - From

September 2025

to

August 2026

Source

Realestate.com.au

Comparable property sales

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

59 Bassett Drive, Strathfieldsaye VIC 3551	\$692,000	29/06/2026
281 Guys Hill Road, Strathfieldsaye, VIC 3551	\$670,000	03/07/2026
4 Druid Place, Strathfieldsaye, VIC 3551	\$605,000	24/06/2026

This Statement of Information was prepared on: 28/09/2026