

## 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

20 STRATHTULLOH CIRCUIT STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$2,300,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 4 NICHOLSON COURT STRATHTULLOH VIC 3338 | \$3,500,000 | 17-Sep-25 |
| 42-44 GREENS ROAD STRATHTULLOH VIC 3338 | \$2,500,000 | 02-Jun-25 |
| 41-49 GREENS ROAD STRATHTULLOH VIC 3338 | \$3,000,000 | 05-May-25 |

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: 19 August 2026



**4 NICHOLSON COURT  
STRATHTULLOH VIC 3338**

 7  3  4

Sold Price **\$3,500,000** Sold Date **17-Sep-25**

Distance **1.36km**



**42-44 GREENS ROAD  
STRATHTULLOH VIC 3338**

 5  2  12

Sold Price **\$2,500,000** Sold Date **02-Jun-25**

Distance **0.59km**



**41-49 GREENS ROAD  
STRATHTULLOH VIC 3338**

 6  2  6

Sold Price **\$3,000,000** Sold Date **05-May-25**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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