

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

29 Peters Drive, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$715,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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
1	4 Hobson St STRATFORD 3862	\$700,000	13/03/2026
2	3 Warnock Way STRATFORD 3862	\$700,000	10/03/2026
3	28 Peters Dr STRATFORD 3862	\$689,000	23/12/2025

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.~~

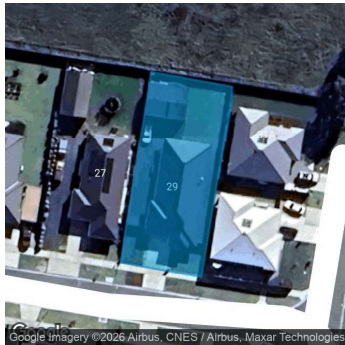
This Statement of Information was prepared on:

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Indicative Selling Price
\$715,000

Median House Price
Year ending December 2025: \$550,000



Property Type: Land
Land Size: 834 sqm approx
Agent Comments

Comparable Properties



4 Hobson St STRATFORD 3862 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 921 sqm approx



3 Warnock Way STRATFORD 3862 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 1089 sqm approx



28 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$689,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 840 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690