

## 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

33 PATRICK STREET STRATHMERTON VIC 3641

### 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,500

Property type

House

Suburb

Strathmerton

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 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 54 PATRICK STREET STRATHMERTON VIC 3641 | \$440,000 | 02-May-25 |
| 1 MAGUIRE STREET STRATHMERTON VIC 3641  | \$400,000 | 10-Apr-26 |
| 6 MAGUIRE STREET STRATHMERTON VIC 3641  | \$415,000 | 22-Aug-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.

This Statement of Information was prepared on: 27 August 2026



**54 PATRICK STREET  
STRATHMERTON VIC 3641**

4 1 4

Sold Price **\$440,000** Sold Date **02-May-25**

Distance **0.25km**



**1 MAGUIRE STREET  
STRATHMERTON VIC 3641**

3 1 2

Sold Price **\$400,000** Sold Date **10-Apr-26**

Distance **0.61km**



**6 MAGUIRE STREET  
STRATHMERTON VIC 3641**

3 2 1

Sold Price **\$415,000** Sold Date **22-Aug-25**

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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