

## 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

34 STEPHENSON STREET SPOTSWOOD VIC 3015

### 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

\$1,450,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,162,500

Property type

House

Suburb

Spotswood

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 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 17 MARY STREET SPOTSWOOD VIC 3015    | \$1,420,000 | 16-Feb-26 |
| 7 FERGUSON STREET SPOTSWOOD VIC 3015 | \$1,450,000 | 09-Mar-26 |
| 37 HICK STREET SPOTSWOOD VIC 3015    | \$1,350,000 | 10-May-26 |

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: 29 June 2026



**17 MARY STREET SPOTSWOOD VIC 3015** Sold Price **\$1,420,000** Sold Date **16-Feb-26**  
Distance **0.4km**

4 2 1



**7 FERGUSON STREET SPOTSWOOD VIC 3015** Sold Price **\$1,450,000** Sold Date **09-Mar-26**  
Distance **0.43km**

4 2 2



**37 HICK STREET SPOTSWOOD VIC 3015** Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **10-May-26**  
Distance **0.2km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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