

## 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

37 ARENA 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Apr 2025

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 VELTINS WAY STRATHTULLOH VIC 3338  | \$742,000 | 20-Dec-24 |
| 2 HARLOW DRIVE STRATHTULLOH VIC 3338 | \$755,000 | 14-May-25 |
| 8 AUGUSTA WAY STRATHTULLOH VIC 3338  | \$735,000 | 31-Mar-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: 16 April 2026



**5 VELTINS WAY STRATHTULLOH  
VIC 3338**

 4  2  2

Sold Price

**\$742,000**

Sold Date **20-Dec-24**

Distance **0.28km**



**2 HARLOW DRIVE STRATHTULLOH  
VIC 3338**

 4  3  2

Sold Price

**\$755,000**

Sold Date **14-May-25**

Distance **0.38km**



**8 AUGUSTA WAY STRATHTULLOH  
VIC 3338**

 4  2  2

Sold Price

**\$735,000**

Sold Date **31-Mar-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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