

# 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

46-54 Merrick Street, Stratford Vic 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$890,000

### 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 eighteen 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 | 22 Cardice Dr STRATFORD 3862   | \$885,000 | 16/06/2025   |
| 2 | 49 Merrick St STRATFORD 3862   | \$820,000 | 27/05/2025   |
| 3 |                                |           |              |

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 eighteen months.~~

This Statement of Information was prepared on:

20/03/2026 10:18



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**Indicative Selling Price**  
\$890,000

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



4 2 4

**Property Type:** House  
**Land Size:** 14450 sqm approx  
**Agent Comments**

## Comparable Properties



**22 Cardice Dr STRATFORD 3862 (REI/VG)**

**Agent Comments**

3 2 7

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 16/06/2025  
**Property Type:** House  
**Land Size:** 18600 sqm approx



**49 Merrick St STRATFORD 3862 (REI/VG)**

**Agent Comments**

4 3 4

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 27/05/2025  
**Property Type:** House  
**Land Size:** 15750 sqm approx

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 eighteen months.

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



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