

# 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

86 Hobson 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

\$639,000

### Median sale price

Median price

\$560,000

Property Type

House

Suburb

Stratford

Period - From

12/03/2025

to

11/03/2026

Source

Property Data

### 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 | 6 Hobson St STRATFORD 3862     | \$650,000 | 04/03/2026   |
| 2 | 7 Redbank Rd STRATFORD 3862    | \$640,000 | 16/01/2026   |
| 3 | 85 Hobson St STRATFORD 3862    | \$584,500 | 19/12/2025   |

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:

12/03/2026 12:01



Property Type:  
Agent Comments

Indicative Selling Price  
\$639,000  
Median House Price  
12/03/2025 - 11/03/2026: \$560,000

## Comparable Properties



6 Hobson St STRATFORD 3862 (REI)

Agent Comments



Price: \$650,000  
Method: Private Sale  
Date: 04/03/2026  
Property Type: House  
Land Size: 1011 sqm approx



7 Redbank Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$640,000  
Method: Private Sale  
Date: 16/01/2026  
Property Type: House  
Land Size: 834 sqm approx



85 Hobson St STRATFORD 3862 (VG)

Agent Comments



Price: \$584,500  
Method: Sale  
Date: 19/12/2025  
Property Type: House (Res)  
Land Size: 561 sqm approx

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