

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 36 Wallaroo Avenue, Strathfieldsaye, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$840,000

&

\$870,000

Median sale price

Median price

NA

Property Type

House

Suburb

Strathfieldsaye (3551)

Period - From

23/08/2023

to

14/07/2025

Source

REA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
24 Wallaroo Avenue, Strathfieldsaye, Vic 3551	\$820,000	28/05/2025
3 Swanson Boulevard, Strathfieldsaye, Vic 3551	\$860,000	13/09/2023
26 Wallaroo Avenue, Strathfieldsaye, Vic 3551	\$875,000	11/08/2023

This Statement of Information was prepared on: 14/07/2025