

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 105 Hobson Street, Stratford, VIC 3862

Indicative selling price

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

Single Price \$499,500

Median sale price

Median price \$540,000 Property Type House Suburb Stratford (3862)

Period - From 01/01/2025 to 31/03/2025 Source REIV

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
28 KENNELLY CRESCENT, STRATFORD VIC 3862	\$515,000	04/07/2025
93 HOBSON STREET, STRATFORD VIC 3862	\$480,000	05/06/2025
16 PETERS DRIVE, STRATFORD VIC 3862	\$493,000	22/05/2025

This Statement of Information was prepared on: 15/07/2025