

# 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

28 Peters Drive, Stratford Vic 3862

### Indicative selling price

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

Single price

\$759,000

### Median sale price

Median price

\$556,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2025

to

30/06/2025

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

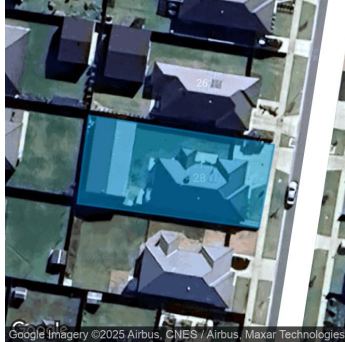
	Address of comparable property	Price	Date of sale
1	5 Warnock Way STRATFORD 3862	\$700,000	09/04/2025
2	11 Galway Dr STRATFORD 3862	\$775,000	14/03/2024
3	2 Davis St STRATFORD 3862	\$720,000	21/02/2024

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:

25/07/2025 11:51



**Property Type:** Land

**Land Size:** 840 sqm approx

Agent Comments

## Comparable Properties



**5 Warnock Way STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** House

**Land Size:** 998 sqm approx



**11 Galway Dr STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** House

**Land Size:** 4170 sqm approx



**2 Davis St STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** House

**Land Size:** 3793 sqm approx

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