

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 YALLOURN PLACE STRATHTULLOH VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$799,000

&

\$839,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

7 TROOKFIELD STREET STRATHTULLOH VIC 3338	\$800,000	07-Jul-26
41 AMBIEN CRESCENT STRATHTULLOH VIC 3338	\$778,000	13-Aug-26
62 BASILDON CRESCENT STRATHTULLOH VIC 3338	\$775,000	23-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 September 2026



**7 TROOKFIELD STREET
STRATHTULLOH VIC 3338**

 4  3  2

Sold Price **\$800,000** Sold Date **07-Jul-26**

Distance **0.21km**



**41 AMBIEN CRESCENT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price ^{RS} **\$778,000** Sold Date **13-Aug-26**

Distance **0.41km**



**62 BASILDON CRESCENT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$775,000** Sold Date **23-Apr-26**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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