

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

13 EAMONT COURT STRATHFIELDSAYE VIC 3551

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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Strathfieldsaye

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

7 DUNVEGAN TERRACE STRATHFIELDSAYE VIC 3551	\$690,500	22-Jul-25
67 BASSETT DRIVE STRATHFIELDSAYE VIC 3551	\$677,000	11-Jun-25
11 LINDSAY COURT STRATHFIELDSAYE VIC 3551	\$675,000	29-Oct-24

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: 24 September 2025


**7 DUNVEGAN TERRACE
STRATHFIELDSAYE VIC 3551**

 4
  2
  2

Sold Price

^{RS}
\$690,500

Sold Date

22-Jul-25

Distance

0.09km

**67 BASSETT DRIVE
STRATHFIELDSAYE VIC 3551**

 4
  2
  2

Sold Price

\$677,000

Sold Date

11-Jun-25

Distance

0.26km

**11 LINDSAY COURT
STRATHFIELDSAYE VIC 3551**

 3
  2
  2

Sold Price

\$675,000

Sold Date

29-Oct-24

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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