

## 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  
71 DUKES LANE 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 \$340,000      or range between \_\_\_\_\_ & \_\_\_\_\_

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$718,500      Property type House      Suburb Strathfieldsaye  
Period-from 01 Jan 2025 to 31 Dec 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

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: 19 January 2026