

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 19 Niel Street, Stratford, VIC 3862

Indicative selling price

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

Single Price \$520,000

Median sale price

Median price \$530,000 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
10 WELLSFORD STREET, STRATFORD VIC 3862	\$470,000	24/04/2025
38 BOLDEN STREET, STRATFORD VIC 3862	\$550,000	17/04/2025
9 MCALISTER STREET, STRATFORD VIC 3862	\$575,000	03/03/2025

This Statement of Information was prepared on: 24/07/2025