

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

6 BUCKINGHAM BOULEVARD 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5 VELTINS WAY STRATHTULLOH VIC 3338	\$742,000	20-Dec-24
2 BARITONE ROAD STRATHTULLOH VIC 3338	\$717,000	20-Dec-24
62 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338	\$715,000	26-Mar-25

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: 07 May 2025



**5 VELTINS WAY STRATHTULLOH
VIC 3338**

Sold Price **\$742,000** Sold Date **20-Dec-24**

4 2 -

Distance **1.88km**

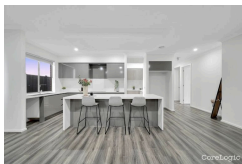


**2 BARITONE ROAD
STRATHTULLOH VIC 3338**

Sold Price **\$717,000** Sold Date **20-Dec-24**

4 2 2

Distance **0.79km**



**62 BUCKINGHAM BOULEVARD
STRATHTULLOH VIC 3338**

Sold Price **\$715,000** Sold Date **26-Mar-25**

4 2 2

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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