

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

LOTS 3201-3202, 3223-3224 KARNDALI PROMENADE,
STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$330,000 to \$363,000

Median sale price

Median price

\$308,500

Property type

Vacant Land

Suburb

STRATHFIELDSAYE

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

16 FROGMOUTH AVE, STRATHFIELDSAYE, VIC 3551	\$342,000	07/10/2024
81 EMU CREEK RD, STRATHFIELDSAYE, VIC 3551	\$337,500	10/02/2025
PEACEFUL PEACEFUL CRES, STRATHFIELDSAYE, VIC 3551	*\$335,000	05/03/2025

This Statement of Information was prepared on:

02/07/2025

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Property offered for sale

Address
Including suburb and
postcode

LOTS 3204-3206, 3219-3222 PISTACHIO COURT, STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$295,000 to \$324,500

Median sale price

Median price

\$308,500

Property type

Vacant Land


Suburb

STRATHFIELDSAYE

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

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Address of comparable property	Price	Date of sale
24 PEACEFUL CRES, STRATHFIELDSAYE, VIC 3551	\$315,000	03/07/2024
17 SERENE DR, STRATHFIELDSAYE, VIC 3551	\$299,000	17/07/2024
12 PEACEFUL CRES, STRATHFIELDSAYE, VIC 3551	\$319,000	02/08/2024

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Property offered for sale

Address
Including suburb and
postcode

LOT 3203, PISTACHIO COURT STRATHFIELDSAYE, VIC 3551

Indicative selling price

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

Price Range:

\$260,000 to \$285,997

Median sale price

Median price

\$308,500

Property type

Vacant Land


Suburb

STRATHFIELDSAYE

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
TERRAPEE TERRAPEE ST, STRATHFIELDSAYE, VIC 3551	*\$280,000	16/06/2025
13 PEACEFUL CRES, STRATHFIELDSAYE, VIC 3551	\$275,000	15/04/2025
19 PEACEFUL CRES, STRATHFIELDSAYE, VIC 3551	\$285,000	17/10/2024

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02/07/2025