

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

9 EAGLEMONT DRIVE 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

\$480,000

&

\$528,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

40 ASTLEY DRIVE STRATHTULLOH VIC 3338	\$420,000	14-Jul-25
3 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$539,990	03-Jul-25
6 POUNDBURY AVENUE STRATHTULLOH VIC 3338	\$485,000	01-May-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: 13 October 2025


40 ASTLEY DRIVE STRATHTULLOH VIC 3338

Sold Price

\$420,000

Sold Date

14-Jul-25
 3

 2

 1

Distance

1.58km

3 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338

Sold Price

\$539,990

Sold Date

03-Jul-25
 3

 2

 2

Distance

0.42km

6 POUNDBURY AVENUE STRATHTULLOH VIC 3338

Sold Price

\$485,000

Sold Date

01-May-25
 3

 2

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Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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