

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

2/1 PAPERBARK COURT STRATHDALE VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$618,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Strathdale

Period-from

01 Mar 2025

to

28 Feb 2026

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

2/5 BOTTLEBRUSH COURT STRATHDALE VIC 3550	\$550,000	27-Oct-25
2/7 WILDWOOD DRIVE STRATHDALE VIC 3550	\$560,000	09-Dec-25
12A FIGTREE LANE STRATHDALE VIC 3550	\$591,000	18-Nov-25

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: 04 March 2026



**2/5 BOTTLEBRUSH COURT
STRATHDALE VIC 3550**

3 2 1

Sold Price **\$550,000** Sold Date **27-Oct-25**

Distance **0.27km**



**2/7 WILDWOOD DRIVE
STRATHDALE VIC 3550**

2 1 1

Sold Price ^{RS} **\$560,000** Sold Date **09-Dec-25**

Distance **0.34km**



**12A FIGTREE LANE STRATHDALE
VIC 3550**

3 1 2

Sold Price **\$591,000** Sold Date **18-Nov-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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