Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 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 **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. 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.**

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price 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, included with any Internet advertisement 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	LOT 3, 5, 14, 26, 27, 39, 40, 41, 48, 58, 60, 61, 62, 63, 64/ 783–797 Strathfieldsaye Road, Strathfieldsaye

Indicative selling price

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

Single price	$297,000

Land	Single price		Lower price		Higher price
Lot 3, 783-797 Strathfieldsaye Road, Strathfieldsaye	$355,000	or range between	$*	&	$
Lot 5, 783-797 Strathfieldsaye Road, Strathfieldsaye	$350,000	or range between	$*	&	$
Lot 14, 783-797 Strathfieldsaye Road, Strathfieldsaye	$320,000	or range between	$*	&	$
Lot 26, 783-797 Strathfieldsaye Road, Strathfieldsaye	$335,000	or range between	$*	&	$
Lot 27, 783-797 Strathfieldsaye Road, Strathfieldsaye	$342,000	or range between	$*	&	$
Lot 39, 783-797 Strathfieldsaye Road, Strathfieldsaye	$315,000	or range between	$*	&	$

Land	Single price		Lower price		Higher price
Lot 40, 783-797 Strathfieldsaye Road, Strathfieldsaye	$317,000	or range between	$*	&	$
Lot 41, 783-797 Strathfieldsaye Road, Strathfieldsaye	$317,000	or range between	$*	&	$
Lot 48, 783-797 Strathfieldsaye Road, Strathfieldsaye	$525,000	or range between	$*	&	$
Lot 58, 783-797 Strathfieldsaye Road, Strathfieldsaye	$335,000	or range between	$*	&	$
Lot 60, 783-797 Strathfieldsaye Road, Strathfieldsaye	$310,000	or range between	$*	&	$
Lot 61, 783-797 Strathfieldsaye Road, Strathfieldsaye	$310,000	or range between	$*	&	$
Lot 62, 783-797 Strathfieldsaye Road, Strathfieldsaye	$315,000	or range between	$*	&	$
Lot 63, 783-797 Strathfieldsaye Road, Strathfieldsaye	$325,000	or range between	$*	&	$
Lot 64, 783-797 Strathfieldsaye Road, Strathfieldsaye	$310,000	or range between	$*	&	$

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 six 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
Lot 6, Forest Ridge Estate, Strathfieldsaye, VIC 3551	$290,000	16/12/2025
Lot 59 Forest Ridge Estate, Strathfieldsaye, VIC 3551	$355,000	22/12/2025
78 Lanark Drive, Junortoun, VIC 3551	$470,000	31/10/2025

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 six months.~~

This Statement of Information was prepared on: 04/02/2026