

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

39A TAYLORS LANE STRATHFIELDSAYE VIC 3551

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

\$995,000

&

\$1,094,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Strathfieldsaye

Period-from

01 Dec 2024

to

30 Nov 2025

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

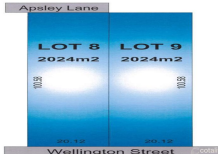
36 REGENT STREET STRATHFIELDSAYE VIC 3551	\$1,160,000	28-Sep-25
919-923 WELLINGTON STREET STRATHFIELDSAYE VIC 3551	\$1,400,000	31-Jul-25
38 BLUCHER STREET STRATHFIELDSAYE VIC 3551	\$1,666,500	30-Jun-25

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: 16 December 2025


**36 REGENT STREET
STRATHFIELDSAYE VIC 3551**
 -  -  -

Sold Price \$1,160,000 Sold Date 28-Sep-25
Distance 0.36km

**919-923 WELLINGTON STREET
STRATHFIELDSAYE VIC 3551**
 -  -  -

Sold Price \$1,400,000 Sold Date 31-Jul-25
Distance 0.52km

**38 BLUCHER STREET
STRATHFIELDSAYE VIC 3551**
 -  -  -

Sold Price \$1,666,500 Sold Date 30-Jun-25
Distance 0.77km

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

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