

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

24 PARKWAY DRIVE 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	\$750,000	&	\$800,000
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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
2 ILLOURA PLACE STRATHFIELDSAYE VIC 3551	\$796,500	18-Sep-25
11 SUSSEX STREET STRATHFIELDSAYE VIC 3551	\$760,000	12-Dec-25
27 REGENT STREET STRATHFIELDSAYE VIC 3551	\$810,000	04-Jul-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: 18 December 2025



Property Reports

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**2 ILLOURA PLACE
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

\$796,500 Sold Date **18-Sep-25**

Distance **0.55km**



**11 SUSSEX STREET
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

RS \$760,000 Sold Date **12-Dec-25**

Distance **1.2km**



**27 REGENT STREET
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price

\$810,000 Sold Date **04-Jul-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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