

# 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

24 Gramercy Place, Strathulloh, Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$795,000

&

\$845,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

Strathulloh

Period - From

01/02/2026

to

30/04/2026

Source



PropTrack

### 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
2 Woden Place, Strathulloh, VIC 3338	\$800,000	19/12/2025
22 Northstowe Crescent, Strathulloh, VIC 3338	\$725,000	18/02/2026
99 Atherstone Boulevard, Strathulloh, VIC 3338	\$735,000	19/02/2026

**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: 21/05/2026