

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

74 MYWEE ROAD STRATHMERTON VIC 3641

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

\$880,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Farm

Suburb

Strathmerton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

336 MYWEE ROAD STRATHMERTON VIC 3641	\$755,000	17-Nov-24
1639 BEARII EAST ROAD STRATHMERTON VIC 3641	\$500,000	29-Apr-24
648 REYNOLDSONS ROAD STRATHMERTON VIC 3641	\$395,000	29-Jan-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: 17 July 2025



**336 MYWEE ROAD
STRATHMERTON VIC 3641**

4 2 1

Sold Price **\$755,000** Sold Date **17-Nov-24**

Distance **2.49km**

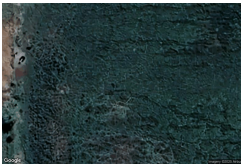


**1639 BEARII EAST ROAD
STRATHMERTON VIC 3641**

2 2 -

Sold Price **\$500,000** Sold Date **29-Apr-24**

Distance **2.9km**



**648 REYNOLDSONS ROAD
STRATHMERTON VIC 3641**

4 - -

Sold Price **\$395,000** Sold Date **29-Jan-25**

Distance **3.66km**

RS = Recent sale UN = Undisclosed Sale

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