

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

1/12 Strong Street, Spotswood Vic 3015

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Spotswood

Period - From 26/01/2025 to 25/01/2026 Source Property Data

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
1	35/124-136 Mason St NEWPORT 3015	\$705,000	29/11/2025
2	1/9 Strong St SPOTSWOOD 3015	\$740,000	14/10/2025
3	1C Cunningham La NEWPORT 3015	\$755,000	02/10/2025

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:

26/01/2026 12:50