



## **16 HARDWICK ROAD STRATHTULLOH VIC 3338**

Prepared on 26th March 2026

**Shubham Rana**  
NEX REAL ESTATE PTY LTD

8 Rawlinson Street  
Maddingley VIC 3340

m: 0424070420

[Shubham@nexrealestate.com.au](mailto:Shubham@nexrealestate.com.au)



The Proprietor  
Hardwick Road  
Strathtulloh

26th March 2026

Dear Reader,

Thank you for the opportunity to appraise your property at 16 HARDWICK ROAD STRATHTULLOH VIC 3338

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

If you have any questions about the information outlined in this appraisal, please don't hesitate to contact me using the details below. I am happy to assist further and look forward to working with you to achieve your real estate goals.

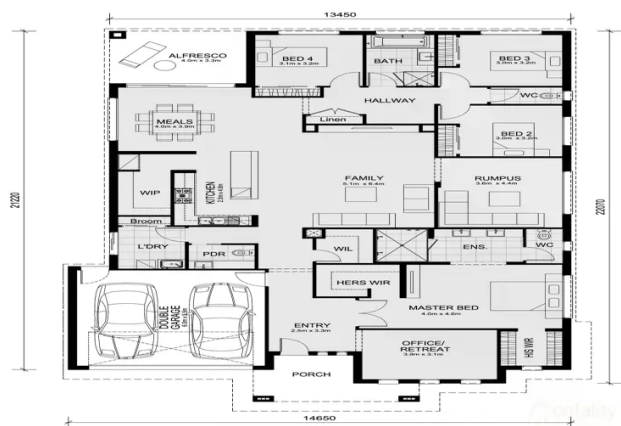
Yours Sincerely,

Shubham Rana  
NEX REAL ESTATE PTY LTD  
8 Rawlinson Street  
Maddingley VIC 3340  
m: 0424070420

# Your Property

16 HARDWICK ROAD STRATHTULLOH VIC 3338

- [bed icon]
- [bath icon]
2 [car icon]
512m<sup>2</sup> [area icon]
- [floor plan icon]



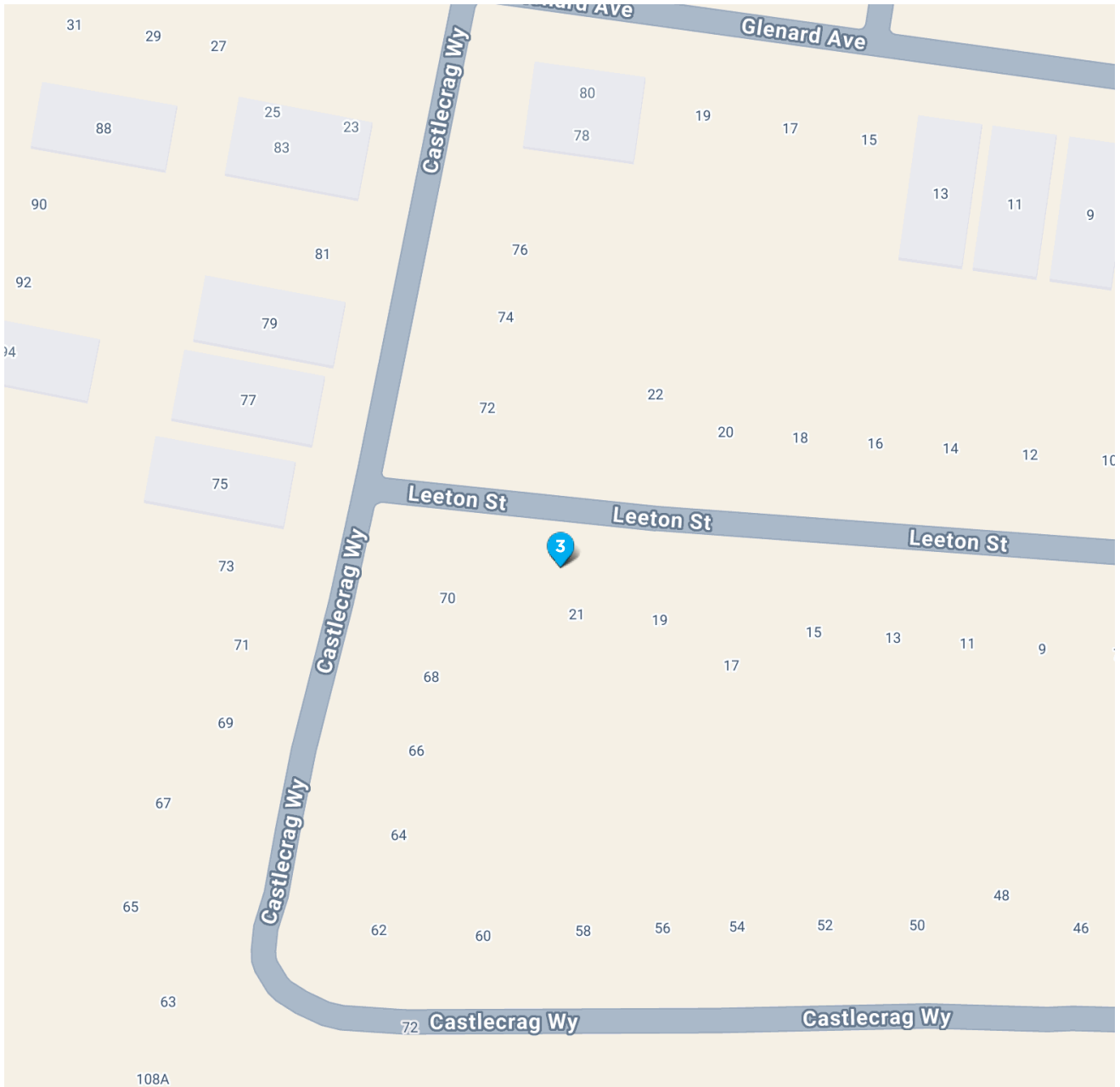
## Your Property History







- 13 Dec, 2025 - Sold for \$478,000
- 22 Oct, 2025 - Listed for sale at \$795,073

Introducing Shubham Rana






# Comparables Map: Sales



				
 14 BELLINGHAM ROAD STRATHTULLOH VIC 3338	4	2	2	\$367,000
 4 HARDWICK ROAD STRATHTULLOH VIC 3338	4	2	2	\$406,000
 26 NORTHSTOWE CRESCENT STRATHTULLOH VIC 3338	4	2	2	\$369,000

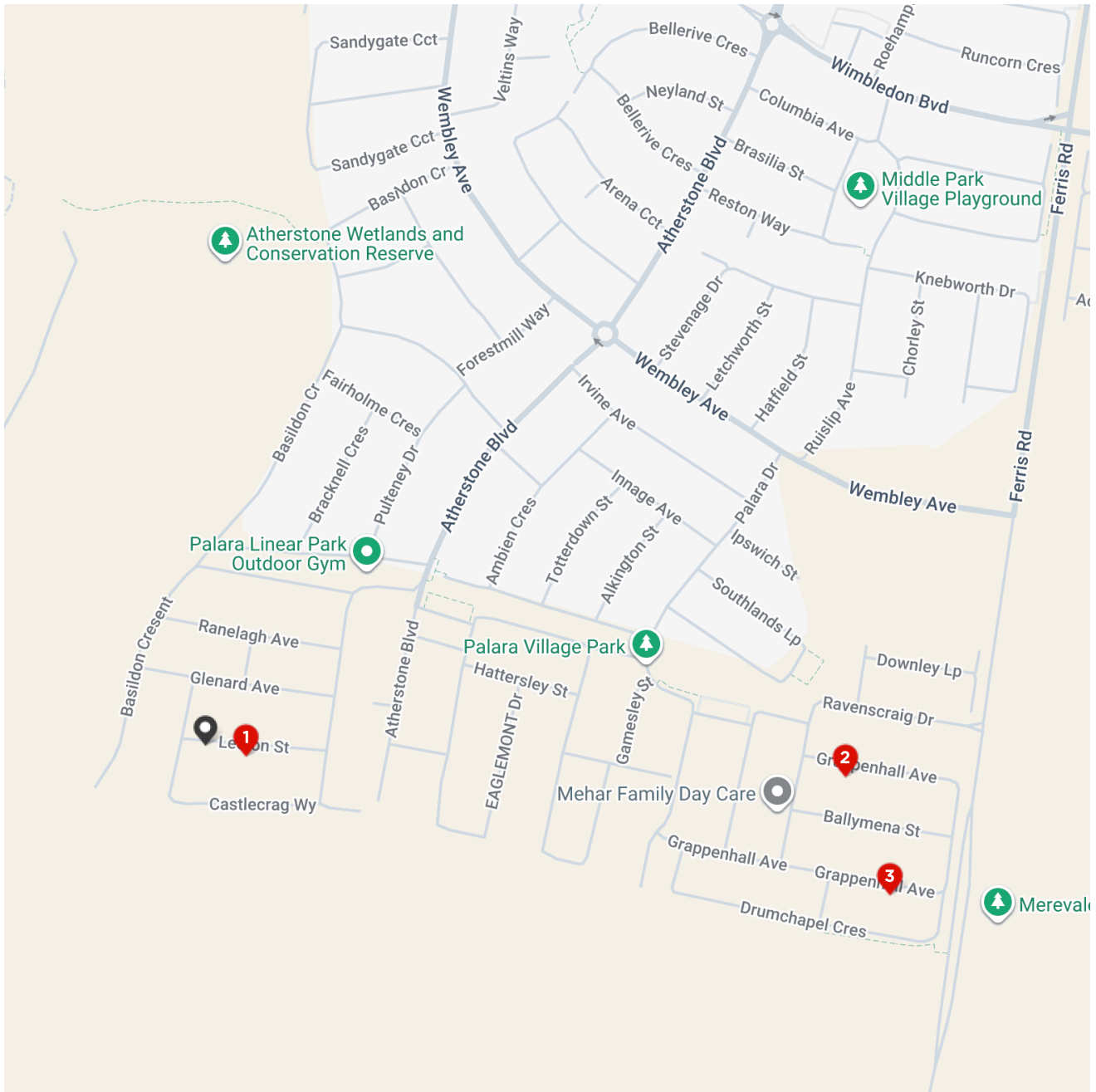
\* This data point was edited by the author of this CMA and has not been verified by Cotality




# Comparable Sales

1	14 BELLINGHAM ROAD STRATHTULLOH VIC 3338	<b>Sold</b> <b>\$367,000</b>
	4  2  2  2  350m <sup>2</sup> 141m <sup>2</sup> Year Built 2025 DOM 76 Sold Date 24-Nov-25 Distance 0km First Listing \$601,427 Last Listing \$601,427	
2	4 HARDWICK ROAD STRATHTULLOH VIC 3338	<b>Sold</b> <b>\$406,000</b>
	4  2  2  2  400m <sup>2</sup> - Year Built - DOM 76 Sold Date 18-Dec-25 Distance 0km First Listing \$640,427 Last Listing \$640,427	
3	26 NORTHSTOWE CRESCENT STRATHTULLOH VIC 3338	<b>Sold</b> <b>\$369,000</b>
	4  2  2  2  355m <sup>2</sup> - Year Built - DOM 76 Sold Date 31-Oct-25 Distance 0km First Listing - Last Listing -	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by Cotality

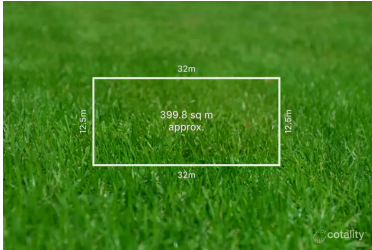
# Comparables Map: Listings








				DOM	
<b>1</b> 13 LEETON STREET STRATHTULLOH VIC 3338	-	-	-	9	\$379,000-\$399,000
<b>2</b> 85 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	-	-	-	31	Contact Agent
<b>3</b> 38 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	-	-	-	55	Contact Agent

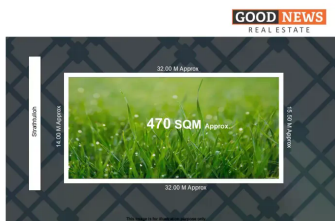
# Comparable Listings






## 1 13 LEETON STREET STRATHTULLOH VIC 3338



 - 
  - 
  - 
  400m<sup>2</sup>
 -  
 Year Built - DOM 9 days  
 Listing Date 17-Mar-26 Distance 0.06km  
 Listing Price \$379,000-\$399,000






## 2 85 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338



 - 
  - 
  - 
  470m<sup>2</sup>
 -  
 Year Built - DOM 31 days  
 Listing Date 23-Feb-26 Distance 0.87km  
 Listing Price Contact Agent

## 3 38 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338

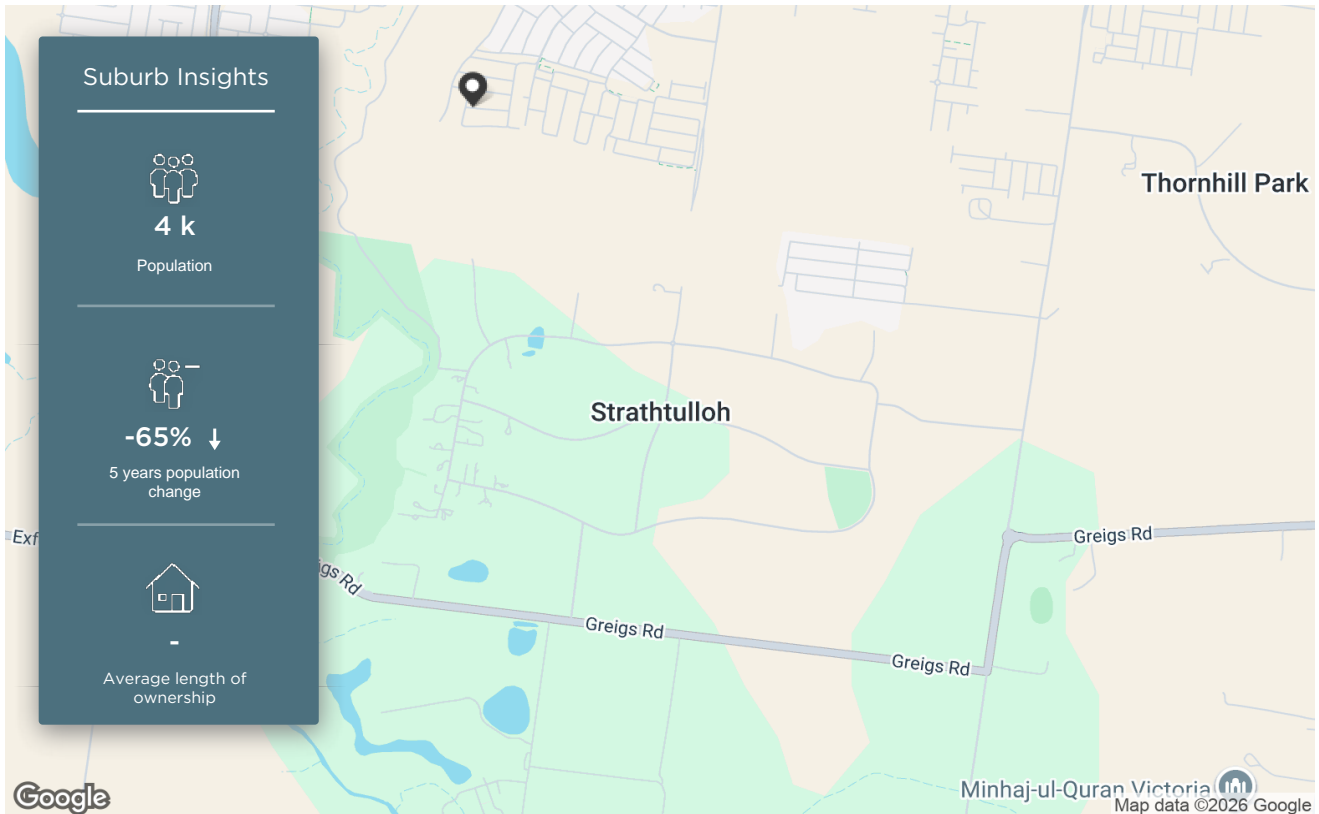


 - 
  - 
  - 
  350m<sup>2</sup>
 -  
 Year Built - DOM 55 days  
 Listing Date 30-Jan-26 Distance 0.95km  
 Listing Price Contact Agent

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Strathtulloh

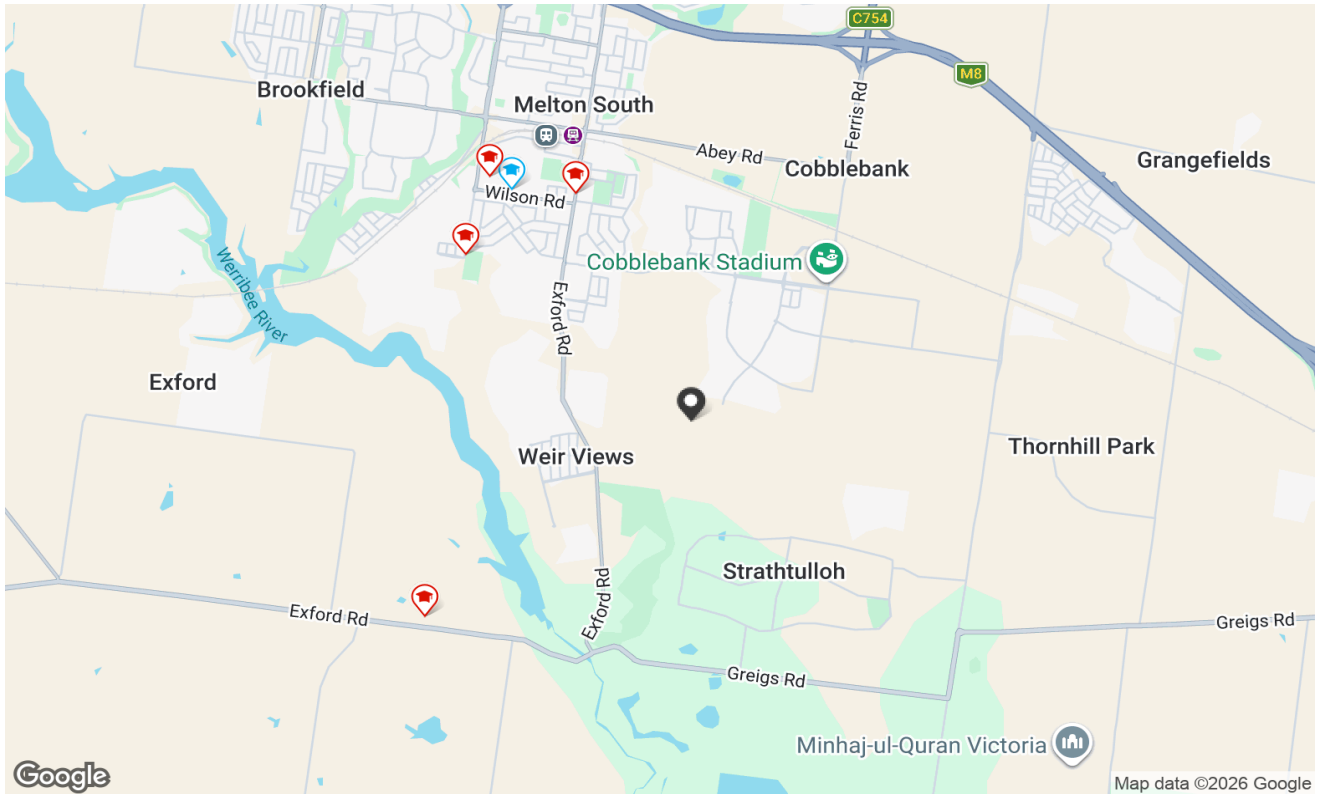
## Demographic








The size of Strathtulloh is approximately 10.9 square kilometres. The population of Strathtulloh in 2016 was 11517 people. By 2021 the population was 3997 showing a population decline of 65.3% in the area during that time. The predominant age group in Strathtulloh is 30-39 years. Households in Strathtulloh are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Strathtulloh work in a professional occupation. In 2021, 72.50% of the homes in Strathtulloh were owner-occupied compared with 63.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	27.9	Owns Outright	7.6	33.8-52K	7.1	80-89	0.2
Couples with Children	59.2	Purchaser	64.9	0-15.6K	1.8	70-79	1.2
Single Parents	11.0	Renting	25.7	52-78K	13.0	60-69	3.1
Other	1.4	Not Stated	1.4	182K+	14.7	20-29	18.2
		Other	0.3	130-182K	21.4	30-39	28.7
				78-130K	32.3	100+	0.0
				15.6-33.8K	3.1	10-19	9.3
						90-99	0.2
						0-9	23.4
						50-59	5.4

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Melton South Primary School</b> 34-46 Exford Road Melton South VIC 3338	2.42km	Primary	Mixed	Government	0-6
 <b>Melton Secondary College-CaLM Link up Campus</b> 116-178 Rees Road Melton South VIC 3338	2.58km	Secondary	Mixed	Non-Government	-
 <b>Staughton College</b> 26-46 Wilson Road Melton South VIC 3338	2.75km	Secondary	Mixed	Government	7-12
 <b>Al Iman College</b> 20-40 Rees Road Melton South VIC 3338	2.97km	Combined	Mixed	Non-Government	0-8
 <b>Exford Primary School</b> 1137-1147 Exford Road Exford VIC 3338	3.04km	Primary	Mixed	Government	0-6



Property is within school catchment area



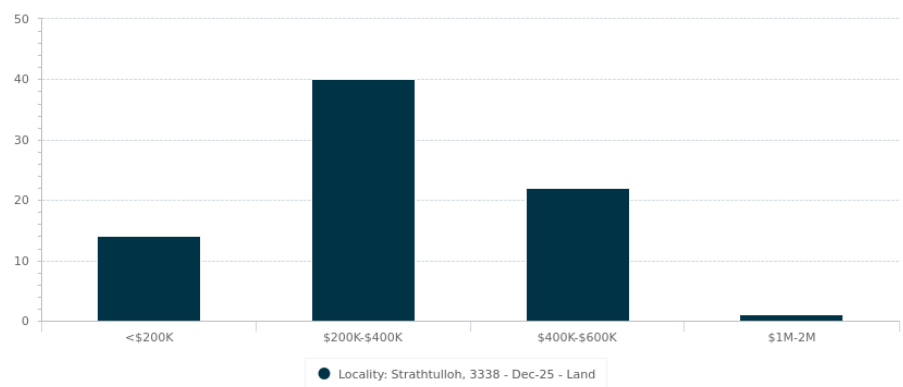
Property is outside school catchment area

# Recent Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2025	4	-	-	-	-	-
Nov 2025	6	-	-	-	-	-
Oct 2025	13	-	-	-	-	-
Sep 2025	9	-	-	-	-	-
Aug 2025	10	-	-	-	-	-
Jul 2025	8	-	-	-	-	-
Jun 2025	6	-	-	-	-	-
May 2025	7	-	-	-	-	-
Apr 2025	3	-	-	-	-	-
Mar 2025	6	-	-	-	-	-
Feb 2025	2	-	-	-	-	-
Jan 2025	3	-	-	-	-	-

## Sales by Price - 12 months (Land)

PRICE	NUMBER
<\$200K	14
\$200K-\$400K	40
\$400K-\$600K	22
600K-800K	0
800K-1M	0
\$1M-\$2M	1
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	77	-	-	-	-	-
2024	56	-	-	-	-	-
2023	88	-	-	-	-	-
2022	280	-	-	-	-	-
2021	712	-	-	-	-	-
2020	281	-	-	-	-	-
2019	151	-	-	-	-	-
2018	449	-	-	-	-	-
2017	421	-	-	-	-	-
2016	166	-	-	-	-	-
2015	39	-	-	-	-	-
2014	9	-	-	-	-	-
2013	26	-	-	-	-	-
2012	15	-	-	-	-	-
2011	1	-	-	-	-	-
2010	1	-	-	-	-	-
2009	1	-	-	-	-	-
2006	1	-	-	-	-	-

# Summary

16 HARDWICK ROAD STRATHTULLOH VIC 3338



Appraisal price range

Notes from your agent

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