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 or locality and postcode	3 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price $710,000

Median sale price

Median price $555,000 Property Type House Suburb Stratford

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	44 Carter St STRATFORD 3862	$685,000	21/01/2026
2	28 Peters Dr STRATFORD 3862	$689,000	23/12/2025
3	5 Warnock Way STRATFORD 3862	$700,000	09/04/2025

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: 03/02/2026 09:39

3 Warnock Way, Stratford Vic 3862



Property Type: Land
Land Size: 1083 sqm approx

Agent Comments

Indicative Selling Price
$710,000
Median House Price
December quarter 2025: $555,000

Comparable Properties



44 Carter St STRATFORD 3862 (REI)

4 2 2

Price: $685,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 1379 sqm approx

Agent Comments



28 Peters Dr STRATFORD 3862 (REI/VG)

4 2 4

Price: $689,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 840 sqm approx

Agent Comments



5 Warnock Way STRATFORD 3862 (REI/VG)

4 2 4

Price: $700,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 998 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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