Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 7 Hobson Street, Stratford Vic 3862

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	N/A	N/A	N/A	1,011

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $595,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $584,500 Property type: House Suburb: Stratford

Period: from 28/10/2025 to 27/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	14 Davis St STRATFORD 3862		
Sale price	$589,500	Date of sale	27/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	3	N/A	1,156

Comparable property 2

Address	29 Fitzroy St STRATFORD 3862		
Sale price	$580,000	Date of sale	22/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	7	N/A	1,026

Comparable property 3

Address	24 Bolden St STRATFORD 3862		
Sale price	$590,000	Date of sale	21/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	1,020

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c1088db62f14036770feefba2b634d65

7 Hobson Street, Stratford Vic 3862



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Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price
$595,000
Median House Price
28/10/2025 - 27/10/2026: $584,500

Comparable Properties



14 Davis St STRATFORD 3862 (REI)

4 1 3

Price: $589,500
Method: Private Sale
Date: 27/07/2026
Property Type: House
Land Size: 1156 sqm approx

Agent Comments



29 Fitzroy St STRATFORD 3862 (REI)

4 1 7

Price: $580,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 1026 sqm approx

Agent Comments



24 Bolden St STRATFORD 3862 (REI)

4 2 2

Price: $590,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 1020 sqm approx

Agent Comments

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

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