

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

12 Carolin Street, Flora Hill VIC 3550

Indicative selling price

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

or range between \$500,000 & \$540,000

Median sale price

Median price \$550,000 Property type House Suburb Flora Hill

Period - From 1 Oct 24 to 30 Sep 25 Source Cotality

Comparable property sales

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
7 Retreat Road, Flora Hill VIC 3550	\$515,000	11/08/25
4 College Crescent, Flora Hill VIC 3550	\$545,500	30/05/25
128 Neale Street, Flora Hill VIC 3550	\$525,000	15/05/24

This Statement of Information was prepared on: 08/10/25