

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

73 Havlin Street East, Flora Hill VIC 3550

Indicative selling price

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

Range between

\$510,000

&

\$540,000

Median sale price

Median price

\$553,500

Property type

House

Suburb

Flora Hill VIC 3550

Period - From

1 Dec 2024

to

30 Nov 2025

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 |
|--|-----------|--------------|
| 97 Havlin Street East, Flora Hill VIC 3550 | \$500,000 | 26/11/25 |
| 140 Neale Street, Flora Hill VIC 3550 | \$545,000 | 16/04/25 |
| 9 Royal Avenue, Kennington VIC 3550 | \$520,000 | 15/04/25 |

This Statement of Information was prepared on:

03/12/25