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 and postcode	2/20 WIRTH STREET FLORA HILL VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$438,000	Property type	Unit	Suburb	Flora Hill
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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
26 MARSHALL CRESCENT KENNINGTON VIC 3550	$634,000	28-Oct-25
3/47 RACE STREET FLORA HILL VIC 3550	$642,000	11-Oct-24
25 LANDALE DRIVE STRATHDALE VIC 3550	$642,000	27-Aug-25

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: 02 December 2025

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26 MARSHALL CRESCENT KENNINGTON VIC 3550

3 1 2

Sold Price RS $634,000 Sold Date 28-Oct-25

Distance 1.63km



3/47 RACE STREET FLORA HILL VIC 3550

4 2 2

Sold Price $642,000 Sold Date 11-Oct-24

Distance 0.39km



25 LANDALE DRIVE STRATHDALE VIC 3550

3 2 1

Sold Price Sold Date 27-Aug-25

Distance 1.81km

RS = Recent sale **UN** = Undisclosed Sale

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