# 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<br>Including suburb and postcode | 1-3/41 Houston Street, Quarry Hill, VIC 3550 |
|---|---|

## Indicative selling price

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

## Indicative selling price

| | Single price | Lower price | | Higher price |
|---|---|---|---|---|
| 1/41 Houston Street, Quarry Hill | range between | $975,000 | | $1,025,000 |
| 2/41 Houston Street, Quarry Hill | range between | $925,000 | & | $975,000 |
| 3/41 Houston Street, Quarry Hill | range between | $900,000 | & | $950,000 |

## Median sale price

| Median price | $585,000 | Property type | *House* | Suburb | Quarry Hill |
|---|---|---|---|---|---|

| Period - From | 01/08/2024 | to | 31/07/2025 | Source | PropTrack |
|---|---|---|---|---|---|

## 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 eighteen 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 |
|---|---|---|
| 195A McIvor Road, Strathdale, VIC 3550 | $1,075,000 | 15/04/2025 |
| 32/199c McIvor Road, Strathdale, VIC 3550 | $1,075,000 | 21/11/2024 |
| 195B McIvor Road, Strathdale, VIC 3550 | $975,000 | 13/09/2024 |

**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 eighteen months.~~

This Statement of Information was prepared on: 07/08/2025