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	23 TOWERS 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	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$537,000	Property type	House	Suburb	Flora Hill
Period-from	01 Aug 2024	to	31 Jul 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
7 LAMBRUK COURT KENNINGTON VIC 3550	$700,000	16-Jun-25
16 REGENCY PLACE KENNINGTON VIC 3550	$720,000	12-Jun-25
5 OPAL COURT STRATHDALE VIC 3550	$684,000	17-Jul-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.~~

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7 LAMBRUK COURT KENNINGTON VIC 3550

4 2 3

Sold Price **$700,000** Sold Date **16-Jun-25**

Distance **1.55km**



16 REGENCY PLACE KENNINGTON VIC 3550

4 2 2

Sold Price RS **$720,000** UN Sold Date **12-Jun-25**

Distance **1.66km**



5 OPAL COURT STRATHDALE VIC 3550

4 2 2

Sold Price **$684,000** Sold Date **17-Jul-25**

Distance **1.85km**

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

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