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	2/18 PALM AVENUE SPRING GULLY 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	$440,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$403,797	Property type	Unit	Suburb	Spring Gully
Period-from	01 Nov 2024	to	31 Oct 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
1/17 WIRTH STREET FLORA HILL VIC 3550	$435,000	15-Jul-25
2/8 DERBY GROVE FLORA HILL VIC 3550	$460,000	29-Oct-25
2/8 TENNYSON STREET QUARRY HILL VIC 3550	$380,000	03-Sep-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: 28 November 2025

The Agency Admin
M 0430 230 066
E evonli@theagency.com.au



1/17 WIRTH STREET FLORA HILL VIC 3550

3 1 1

Sold Price **$435,000** Sold Date **15-Jul-25**

Distance **0.8km**



2/8 DERBY GROVE FLORA HILL VIC 3550

2 1 1

Sold Price **$460,000** Sold Date **29-Oct-25**

Distance **0.77km**



2/8 TENNYSON STREET QUARRY HILL VIC 3550

2 1 1

Sold Price RS **$380,000** Sold Date **03-Sep-25**

Distance **0.84km**

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

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