

## 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

1 OSBORNE STREET FLORA HILL VIC 3550

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Flora Hill

Period-from

01 Jan 2025

to

31 Dec 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

12 CAROLIN STREET FLORA HILL VIC 3550	\$580,000	12-Nov-25
28 ELLIS STREET FLORA HILL VIC 3550	\$607,000	25-Aug-25
12 BRYDEN COURT FLORA HILL VIC 3550	\$640,000	16-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: 12 January 2026


**12 CAROLIN STREET FLORA HILL  
VIC 3550**
 3  1  1

Sold Price

**\$580,000**

Sold Date

**12-Nov-25**

Distance

**0.15km**

**28 ELLIS STREET FLORA HILL VIC  
3550**
 3  1  2

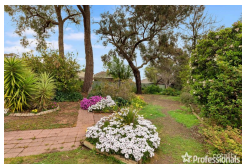
Sold Price

**\$607,000**

Sold Date

**25-Aug-25**

Distance

**0.78km**

**12 BRYDEN COURT FLORA HILL  
VIC 3550**
 3  1  2

Sold Price

**\$640,000**

Sold Date

**16-Sep-25**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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