

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1020 Mornington-flinders Road, Red Hill Vic 3937

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Red Hill

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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 4  2  2

Property Type:

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2025: \$1,575,000

## Comparable Properties

There are two other 4 bedroom properties which have sold in Red Hill, in the last 6 months on similar sized allotments, however one is a brick construction with superior architecture, while the other is a high end new build. Neither are comparable to this property.

Account - Whitefox Real Estate | P: 96459699



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