

# 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 or locality and postcode

12 Carolin 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)

or range between

\$500,000

&

\$540,000

### Median sale price

Median price

\$550,000

Property type

House

Suburb

Flora Hill

Period - From

1 Oct 24

to

30 Sep 25

Source

Cotality

### Comparable property sales

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 Retreat Road, Flora Hill VIC 3550

\$515,000

11/08/25

4 College Crescent, Flora Hill VIC 3550

\$545,500

30/05/25

128 Neale Street, Flora Hill VIC 3550

\$525,000

15/05/24

This Statement of Information was prepared on: 08/10/25