

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

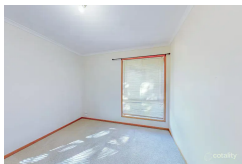
^{RS} **\$720,000** ^{UN}

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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