

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 24 Florentino Close, Hidden Valley

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$615,000

Median sale price

Median price \$460,000

Property type Unit

Suburb Wallan

Period - From July 2025

to

July 2025

Source Realestate.com.au

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. 16 Carrara Way, Hidden Valley	\$610,000	05.08.25
2. 36 Castellina Cres, Hidden Valley	\$610,000	31.07.25
3. 14 Carrara Way, Hidden Valley	\$585,000	18.07.25

This Statement of Information was prepared on: 03.09.2025