

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

58A Havlin Street West, Quarry Hill VIC 3550

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$605,000 Property type House Suburb Quarry Hill VIC 3550

Period - From 1 Jul 2024 to 30 Jun 2025 Source Pricefinder

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
1/5 Lambruk Court, Kennington VIC 3550	\$525,000	18/07/2025
7/32 Race Street, Flora Hill VIC 3550	\$470,000	19/06/2025
3/32 Race Street, Flora Hill VIC 3550	\$445,000	18/12/2024

This Statement of Information was prepared on: 22/07/2025