

## 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

60 Curtin St, Flora Hill

### Indicative selling price

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

Price between 540,000 - \$575,000

### Median sale price

Median price

\$525,000

Property type

House

Suburb

Flora Hill

Period - From

March 2024

to

March 2025

Source

Realestate.com

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

### Comparable property sales

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
10 Pleasant Vale Crescent Flora Hill	\$580,000	12 <sup>th</sup> March 2025
10 Curtin St Flora Hill	\$568,000	10 <sup>th</sup> Feb 2024
21 Woodbury Court, Strathdale	\$565,000	20 <sup>th</sup> March 2025*

This Statement of Information was prepared on: 17.04.2025