

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

201 CARPENTER STREET QUARRY 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Quarry Hill

Period-from

01 Nov 2024

to

31 Oct 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

77 PANTON STREET GOLDEN SQUARE VIC 3555	\$503,000	03-Sep-25
30 MORAN STREET LONG GULLY VIC 3550	\$505,000	12-May-25
30 MARSHALL CRESCENT KENNINGTON VIC 3550	\$472,500	13-Jun-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.~~

This Statement of Information was prepared on: 04 November 2025



77 PANTON STREET GOLDEN SQUARE VIC 3555

3 1 2

Sold Price **\$503,000** Sold Date **03-Sep-25**

Distance **2.62km**



30 MORAN STREET LONG GULLY VIC 3550

3 1 2

Sold Price **\$505,000** Sold Date **12-May-25**

Distance **4.29km**



30 MARSHALL CRESCENT KENNINGTON VIC 3550

3 1 2

Sold Price **\$472,500** Sold Date **13-Jun-25**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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