

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
4/72A SPRING GULLY ROAD SPRING GULLY 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 or range between \$199,000 & \$219,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

\$421,500 Unit Spring Gully
01 Feb 2025 31 Jan 2026 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
14A RACE STREET FLORA HILL VIC 3550	\$237,000	15-May-25
3A O'BRIEN STREET QUARRY HILL VIC 3550	\$250,000	23-Nov-25
13 BRAMLEY PLACE KENNINGTON VIC 3550	\$325,000	23-Oct-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: 02 February 2026



14A RACE STREET FLORA HILL VIC 3550 Sold Price

\$237,000 Sold Date **15-May-25**



Distance **1.3km**



3A O'BRIEN STREET QUARRY HILL VIC 3550 Sold Price

\$250,000 Sold Date **23-Nov-25**



Distance **1.55km**



13 BRAMLEY PLACE KENNINGTON VIC 3550 Sold Price

\$325,000 Sold Date **23-Oct-25**



Distance **2.5km**

RS = Recent sale **UN** = Undisclosed Sale

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