

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

\$421,500

Property type

Unit

Suburb

Spring Gully

Period-from

01 Feb 2025

to

31 Jan 2026

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

14A RACE STREET FLORA HILL VIC 3550	\$237,000	15-May-25
3A OBRIEN 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

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Distance

1.3km


3A OBRIEN STREET QUARRY HILL VIC 3550

Sold Price

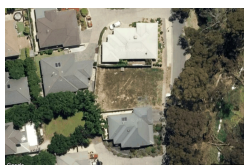
\$250,000

Sold Date

23-Nov-25

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Distance

1.55km


13 BRAMLEY PLACE KENNINGTON VIC 3550

Sold Price

\$325,000

Sold Date

23-Oct-25

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Distance

2.5km

RS = Recent sale

UN = Undisclosed Sale

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