

# 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
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### Indicative selling price

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

Range between

\$450,000
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&

\$490,000
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### Median sale price

Median price

\$605,000
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Property type

House
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Suburb

Quarry Hill VIC 3550
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Period - From

1 Jul 2024
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to

30 Jun 2025
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Source

Pricefinder
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### 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
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