

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
50 HAMMER STREET FLORA 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 \$795,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$570,000 Property type House Suburb Flora Hill
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
7A BENDIGO CRESCENT FLORA HILL VIC 3550	\$780,000	17-Apr-25
5 OSBORNE STREET FLORA HILL VIC 3550	\$760,000	29-May-25
6 CAMBRIAN COURT FLORA HILL VIC 3550	\$790,000	23-May-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: 01 February 2026



Gavin Butler

M 0427887766

E sales@gavinbutler.com.au



7A BENDIGO CRESCENT FLORA HILL VIC 3550

3 2 2

Sold Price

\$780,000 Sold Date **17-Apr-25**

Distance **0.4km**



5 OSBORNE STREET FLORA HILL VIC 3550

4 2 2

Sold Price

\$760,000 Sold Date **29-May-25**

Distance **0.73km**



6 CAMBRIAN COURT FLORA HILL VIC 3550

4 2 2

Sold Price

\$790,000 Sold Date **23-May-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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