

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

12 Riverside Crescent, Flowerdale Vic 3717

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$195,000

Median sale price

Median price \$787,500

Property Type House

Suburb Flowerdale

Period - From 01/07/2025

to 30/06/2026

Source REIV

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
1	58 Silver Parrot Rd FLOWERDALE 3717	\$180,000	02/06/2026
2	5 Riverside Cr FLOWERDALE 3717	\$190,000	30/06/2025
3	5 Riverside Cr FLOWERDALE 3717	\$190,000	30/06/2025

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:

10/07/2026 09:30



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Property Type: Land
Land Size: 1134 sqm approx
Agent Comments

Indicative Selling Price
 \$195,000
Median House Price
 Year ending June 2026: \$787,500

Comparable Properties



58 Silver Parrot Rd FLOWERDALE 3717 (REI)

[Agent Comments](#)

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Price: \$180,000
Method: Private Sale
Date: 02/06/2026
Property Type: Land
Land Size: 1247 sqm approx



5 Riverside Cr FLOWERDALE 3717 (VG)

[Agent Comments](#)

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Price: \$190,000
Method: Sale
Date: 30/06/2025
Property Type: Land
Land Size: 1200 sqm approx



5 Riverside Cr FLOWERDALE 3717 (VG)

[Agent Comments](#)

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Price: \$190,000
Method: Sale
Date: 30/06/2025
Property Type: Land
Land Size: 1200 sqm approx