

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

24 Silver Parrot Road, Flowerdale Vic 3717

Indicative selling price

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

Range between

\$175,000

&

\$190,000

Median sale price

Median price

\$270,000

Property Type

Vacant land

Suburb

Flowerdale

Period - From

14/07/2025

to

13/07/2026

Source

Property Data

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 eighteen 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			

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 eighteen months.~~

This Statement of Information was prepared on:

14/07/2026 21:26

24 Silver Parrot Road, Flowerdale Vic 3717



William Verhagen
03 5786 2033
0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price

\$175,000 - \$190,000

Median Land Price

14/07/2025 - 13/07/2026: \$270,000



0 0 0

Property Type: Land

Land Size: 1300 sqm approx

Agent Comments

Comparable Properties



58 Silver Parrot Rd FLOWERDALE 3717 (REI)

Agent Comments

- - -

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

- - -

Price: \$190,000

Method: Sale

Date: 30/06/2025

Property Type: Land

Land Size: 1200 sqm approx

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 eighteen months.

Account - Integrity Real Estate | P: 03 9730 2333



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.