

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 DOUBLE CREEK ROAD FLINDERS VIC 3929

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Flinders

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

31 KING STREET FLINDERS VIC 3929	\$1,970,000	26-Oct-25
144 WOOD STREET FLINDERS VIC 3929	\$2,110,000	21-Nov-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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**31 KING STREET FLINDERS VIC  
3929**

4 2 2

Sold Price **\$1,970,000** Sold Date **26-Oct-25**

Distance **0.28km**



**144 WOOD STREET FLINDERS VIC  
3929**

3 1 -

Sold Price **\$2,110,000** Sold Date **21-Nov-25**

Distance **0.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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