

# 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  
8 Cook Street, Spring Gully, Vic 3550

### Indicative selling price

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

range between \$471,000

& \$518,100

### Median sale price

Median price \$519,000 Property type *Unit* Suburb Spring Gully

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### 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 Palm Ave, Spring Gully, VIC 3550	\$480,000	03/03/2025
3/48 Houlahan Street, Flora Hill, VIC 3550	\$515,000	05/11/2024
1 Palm Avenue, Flora Hill, VIC 3550	\$480,000	22/08/2024

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: 13/02/2026