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	4 HILL STREET KANGAROO FLAT VIC 3555

Indicative selling price

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

~~Single Price~~		or range between	$780,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$300,000	Property type	Land	Suburb	Kangaroo Flat
Period-from	01 Aug 2025	to	31 Jul 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
22 MAGELLAN CRESCENT KANGAROO FLAT VIC 3555	$710,000	27-May-26
78 QUEEN STREET KANGAROO FLAT VIC 3555	$770,000	19-Jan-26
3 KLIM AVENUE KANGAROO FLAT VIC 3555	$790,000	09-Jun-26

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: 26 August 2026

GAVIN BUTLER
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22 MAGELLAN CRESCENT KANGAROO FLAT VIC 3555

4 2 -

Sold Price **$710,000** Sold Date **27-May-26**

Distance **1.39km**

78 QUEEN STREET KANGAROO FLAT VIC 3555

4 2 2

Sold Price **$770,000** Sold Date **19-Jan-26**

Distance **1.5km**

3 KLIM AVENUE KANGAROO FLAT VIC 3555

4 2 2

Sold Price **$790,000** Sold Date **09-Jun-26**

Distance **1.67km**

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

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