

# 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

9 Jouvelet Street, Kinglake West Vic 3757

### Indicative selling price

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

Single price \$950,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Kinglake West

Period - From 20/11/2024

to 19/11/2025

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	10 Pine Ridge Rd KINGLAKE WEST 3757	\$980,000	23/07/2025
2			
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:

20/11/2025 15:01

9 Jouvelet Street, Kinglake West Vic 3757

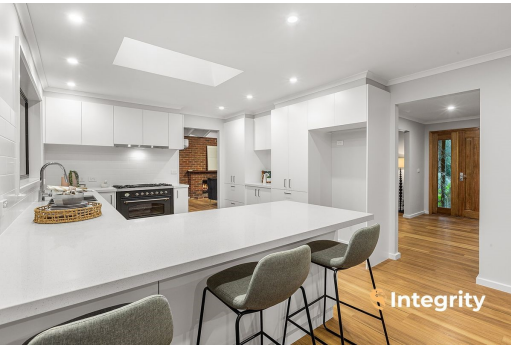


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**Indicative Selling Price**  
\$950,000

**Median House Price**  
20/11/2024 - 19/11/2025: \$980,000



4 2 4

**Property Type:** House  
**Land Size:** 4047 sqm approx  
**Agent Comments**

## Comparable Properties



**10 Pine Ridge Rd KINGLAKE WEST 3757 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** House  
**Land Size:** 1700 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 | F: 03 9730 2888**



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