

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

13 Monarch Close, Kinglake West Vic 3757

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Kinglake West

Period - From

19/09/2024

to

18/09/2025

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	26-52 Charlesville Rd PLENTY 3090	\$1,475,000	07/12/2024
2	5 Cleves Rd.N UPPER PLENTY 3756	\$1,500,000	16/07/2024
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:

19/09/2025 13:01



 4  2  6

Property Type: House

Land Size: 32289 sqm approx

Agent Comments

Comparable Properties



26-52 Charlesville Rd PLENTY 3090 (REI)

Agent Comments

 5  2  4

Price: \$1,475,000

Method: Private Sale

Date: 07/12/2024

Property Type: House

Land Size: 24461 sqm approx



5 Cleves Rd.N UPPER PLENTY 3756 (REI)

Agent Comments

 6  3  3

Price: \$1,500,000

Method: Private Sale

Date: 16/07/2024

Property Type: House

Land Size: 26300 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.