

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

49 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between

\$630,000

&

\$650,000

Median sale price

Median price

\$828,000

Property Type

House

Suburb

Kinglake

Period - From

16/10/2024

to

15/10/2025

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 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
1	3 Mervyn St KINGLAKE 3763	\$650,000	29/08/2025
2	10 Victoria Rd KINGLAKE 3763	\$630,000	17/04/2025
3	43 Victoria Rd KINGLAKE 3763	\$630,000	25/11/2024

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 18 months.~~

This Statement of Information was prepared on:

16/10/2025 13:27

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Indicative Selling Price

\$630,000 - \$650,000

Median House Price

16/10/2024 - 15/10/2025: \$828,000



Property Type: Land
Land Size: 1354 sqm approx
Agent Comments

Comparable Properties

3 Mervyn St KINGLAKE 3763 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 29/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 2100 sqm approx



10 Victoria Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1302 sqm approx



43 Victoria Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 2279 sqm approx

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