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	49 Whittlesea-kinglake Road, Kinglake Vic 3763
Including suburb or	
locality and postcode	
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Indicative selling price

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

Range between \$630,000 &	ange between \$	\$650,000
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Median sale price

Median price	\$828,000	Pro	perty 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.

Ad	dress 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





Comparable Properties

3 Mervyn St KINGLAKE 3763 (VG)

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Price: \$650,000 Method: Sale Date: 29/08/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 2100 sqm approx

Agent Comments



10 Victoria Rd KINGLAKE 3763 (REI/VG)

=| 3 **=**| 1 **=**| 2

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



43 Victoria Rd KINGLAKE 3763 (REI/VG)

2 i 1 **2** 2

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

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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