

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

680 Denereaz Dr, Kinglake West Vic 3757

Indicative selling price

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

Range between

\$1,340,000

&

\$1,380,000

Median sale price

Median price

\$990,500

Property Type

House

Suburb

Kinglake West

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	1165 Whittlesea Kinglake Rd KINGLAKE WEST 3757	\$1,360,000	04/06/2025
2	45 Edenvale Cr KINGLAKE WEST 3757	\$1,340,000	23/09/2024
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:

16/02/2026 15:57



Property Type:
Agent Comments

Comparable Properties



1165 Whittlesea Kinglake Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

 5  2  10

Price: \$1,360,000
Method: Private Sale
Date: 04/06/2025
Property Type: Rural Residential
Land Size: 29202 sqm approx



45 Edenvale Cr KINGLAKE WEST 3757 (VG)

Agent Comments

 5  -  -

Price: \$1,340,000
Method: Sale
Date: 23/09/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 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.