

## 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 and  
postcode

33 VICTORIA ROAD KINGLAKE VIC 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Kinglake

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

9 SYCAMORE GROVE KINGLAKE VIC 3763	\$930,000	23-Oct-25
13 CURRAJONG AVENUE KINGLAKE VIC 3763	\$970,000	13-May-25
313 KINGLAKE-GLENBURN ROAD KINGLAKE VIC 3763	\$970,000	09-Apr-25

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: 23 March 2026



**9 SYCAMORE GROVE KINGLAKE  
VIC 3763**

 3  2  2

Sold Price **\$930,000** Sold Date **23-Oct-25**

Distance **0.71km**



**13 CURRAJONG AVENUE  
KINGLAKE VIC 3763**

 4  1  4

Sold Price **\$970,000** Sold Date **13-May-25**

Distance **0.96km**



**313 KINGLAKE-GLENBURN ROAD  
KINGLAKE VIC 3763**

 2  2  8

Sold Price

Sold Date **09-Apr-25**

Distance **2.6km**

RS = Recent sale      UN = Undisclosed Sale

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