

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

33 Victoria Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$768,500

Property Type House

Suburb Kinglake

Period - From 21/07/2025

to 20/07/2026

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	24 Robertson Rd KINGLAKE 3763	\$890,000	12/05/2026
2	9 Sycamore Gr KINGLAKE 3763	\$930,000	23/10/2025
3	25 Thomson La KINGLAKE 3763	\$895,000	05/09/2025

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:

21/07/2026 13:23



 4  2  5

Property Type: House

Land Size: 1551 sqm approx

Agent Comments

Comparable Properties



24 Robertson Rd KINGLAKE 3763 (REI)

Agent Comments

 4  2  6

Price: \$890,000

Method: Private Sale

Date: 12/05/2026

Property Type: House

Land Size: 1338 sqm approx



9 Sycamore Gr KINGLAKE 3763 (REI/VG)

Agent Comments

 4  2  2

Price: \$930,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size: 1970 sqm approx



25 Thomson La KINGLAKE 3763 (REI/VG)

Agent Comments

 4  2  2

Price: \$895,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 4998 sqm approx