

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

26 Ellison Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$1,200,000

&

\$1,290,000

Median sale price

Median price \$770,000

Property Type House

Suburb Kinglake

Period - From 01/04/2025

to

31/03/2026

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	36 Edward Staff Dr KINGLAKE 3763	\$1,200,000	17/10/2025
2	30 Mountain Home Rd KINGLAKE 3763	\$1,250,000	07/01/2025
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:

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Indicative Selling Price

\$1,200,000 - \$1,290,000

Median House Price

Year ending March 2026: \$770,000



4 3 8

Property Type: House
Land Size: 18400 sqm approx
Agent Comments

Comparable Properties



36 Edward Staff Dr KINGLAKE 3763 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 17/10/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10050 sqm approx



30 Mountain Home Rd KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 9

Price: \$1,250,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 10417 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.