

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

18 MCMAHONS ROAD KINGLAKE VIC 3763

Indicative selling price

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

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Farm

Suburb

Kinglake

Period-from

01 May 2025

to

30 Apr 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

11 SYCAMORE GROVE KINGLAKE VIC 3763	\$820,000	04-May-25
3 KEITH STREET KINGLAKE VIC 3763	\$840,000	25-Jun-25
11 JAMES STREET KINGLAKE VIC 3763	\$820,000	22-Jan-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: 28 May 2026



**11 SYCAMORE GROVE KINGLAKE
VIC 3763**

 2  2  6

Sold Price **\$820,000** Sold Date **04-May-25**

Distance **0.67km**



**3 KEITH STREET KINGLAKE VIC
3763**

 4  2  4

Sold Price **\$840,000** Sold Date **25-Jun-25**

Distance **0.99km**



**11 JAMES STREET KINGLAKE VIC
3763**

 4  1  4

Sold Price **\$820,000** Sold Date **22-Jan-25**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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