

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

3258 Healesville-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$282,500

Property Type Vacant land

Suburb Kinglake

Period - From 06/07/2025

to 05/07/2026

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 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	39 Royal Cr KINGLAKE 3763	\$350,000	24/04/2026
2			
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
\$350,000

Median Land Price
06/07/2025 - 05/07/2026: \$282,500



Property Type: Land
Land Size: 1339 sqm approx
Agent Comments

Comparable Properties



39 Royal Cr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 24/04/2026
Property Type: Land
Land Size: 2048 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.