

# 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

77 Thomson Lane, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,000,000

### Median sale price

Median price

\$900,000

Property Type

House

Suburb

Kinglake

Period - From

01/10/2024

to

31/12/2024

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	10 Mountain Home Rd KINGLAKE 3763	\$980,000	05/08/2024
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**

\$980,000 - \$1,000,000

**Median House Price**

December quarter 2024: \$900,000



**Property Type:** Land  
**Land Size:** 6921 sqm approx  
**Agent Comments**

## Comparable Properties



**10 Mountain Home Rd KINGLAKE 3763 (REI/VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 05/08/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 7847 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.