Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	92 Whittlesea-kinglake Road, Kinglake Vic 3763
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$307,000	Pro	perty Type	Vaca	ınt land		Suburb	Kinglake
Period - From	28/02/2024	to	27/02/2025		So	urce	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

1	37 Whittlesea Kinglake Rd KINGLAKE 3763	\$282,000	15/06/2024
2	47 Bald Spur Rd KINGLAKE CENTRAL 3757	\$290,000	26/02/2024
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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:	28/02/2025 12:25



Date of sale



William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$265,000 - \$290,000 Median Land Price 28/02/2024 - 27/02/2025: \$307,000





Comparable Properties



37 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)

Wilitiesea Kinglake Rd KingLARE 3763 (REI/VC

Price: \$282,000 Method: Private Sale Date: 15/06/2024 Property Type: Land

Land Size: 1004 sqm approx

Agent Comments



47 Bald Spur Rd KINGLAKE CENTRAL 3757 (REI/VG)

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Price: \$290,000 Method: Private Sale Date: 26/02/2024 Property Type: Land

Land Size: 4270 sqm approx

Agent Comments

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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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