

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

1/1 OLYMPIC PARADE KANGAROO FLAT VIC 3555

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/233 MACKENZIE STREET WEST KANGAROO FLAT VIC 3555	\$405,000	27-Mar-25
2/192 MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555	\$400,000	01-May-25
2/2 GUY COURT KANGAROO FLAT VIC 3555	\$412,500	18-Mar-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: 29 August 2025



3/233 MACKENZIE STREET WEST Sold Price **\$405,000** Sold Date **27-Mar-25**
KANGAROO FLAT VIC 3555

2 1 1 Distance **0.92km**



2/192 MACKENZIE STREET WEST Sold Price **\$400,000** Sold Date **01-May-25**
GOLDEN SQUARE VIC 3555

2 1 2 Distance **1.39km**



2/2 GUY COURT KANGAROO FLAT Sold Price **\$412,500** Sold Date **18-Mar-25**
VIC 3555

2 1 1 Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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