

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

11 SUNDEW DRIVE 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

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

House

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

27 ROBERT STREET KANGAROO FLAT VIC 3555	\$675,000	13-Jan-25
9 HANSA COURT KANGAROO FLAT VIC 3555	\$690,000	27-Nov-24
10 BELLADONNA RISE KANGAROO FLAT VIC 3555	\$700,000	04-Jun-24

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: 22 August 2025



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**27 ROBERT STREET KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price **\$675,000** Sold Date **13-Jan-25**

Distance **1.02km**

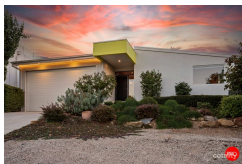


**9 HANSA COURT KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price **\$690,000** Sold Date **27-Nov-24**

Distance **1.43km**



**10 BELLADONNA RISE KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price **\$700,000** Sold Date **04-Jun-24**

Distance **2.59km**

RS = Recent sale UN = Undisclosed Sale

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