

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

15 Lyall Avenue, Kerang Vic 3579

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$317,000

Property Type House

Suburb Kerang

Period - From 15/11/2024

to 14/11/2025

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 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
1	64 Park Rd KERANG 3579	\$280,000	25/09/2025
2	40 Carbine St KERANG 3579	\$275,000	01/08/2025
3	18 Mckenzie St KERANG 3579	\$295,000	18/09/2024

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:

15/11/2025 12:02

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Indicative Selling Price

\$300,000

Median House Price

15/11/2024 - 14/11/2025: \$317,000



3 1

Property Type: House

Land Size: 835 sqm approx

Agent Comments

Comparable Properties



64 Park Rd KERANG 3579 (REI)

Agent Comments

4 1 4

Price: \$280,000

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 1009 sqm approx



40 Carbine St KERANG 3579 (REI/VG)

Agent Comments

3 1 2

Price: \$275,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 637 sqm approx



18 McKenzie St KERANG 3579 (VG)

Agent Comments

3 - -

Price: \$295,000

Method: Sale

Date: 18/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 777 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494