

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

196 Killara Road, Gruyere Vic 3770

Indicative selling price

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

Range between \$1,550,000

&

\$1,690,000

Median sale price

Median price \$1,726,250

Property Type House

Suburb Gruyere

Period - From 01/07/2024

to 30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Yarraloch Way GRUYERE 3770	\$1,652,500	26/03/2025
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/07/2025 13:00



3

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 11316 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,690,000
Median House Price
Year ending June 2025: \$1,726,250

Comparable Properties



4 Yarraloch Way GRUYERE 3770 (REI)

Agent Comments

6 3 10

Price: \$1,652,500
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 25009.59 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.