

## 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

2 KOALA ROAD JEERALANG JUNCTION VIC 3840

### 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	\$845,000	&	\$885,000
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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
45 KOALA ROAD JEERALANG JUNCTION VIC 3840	\$850,000	29-Sep-25
10 WAKANENE DRIVE JEERALANG JUNCTION VIC 3840	\$835,000	23-Aug-25
204 JEERALANG WEST ROAD JEERALANG JUNCTION VIC 3840	\$852,000	07-Oct-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: 04 December 2025



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45 KOALA ROAD JEERALANG  
JUNCTION VIC 3840

Sold Price

<sup>RS</sup> \$850,000 Sold Date 29-Sep-25

4 2 2

Distance 0.45km



10 WAKANENE DRIVE JEERALANG  
JUNCTION VIC 3840

Sold Price

\$835,000 Sold Date 23-Aug-25

3 2 2

Distance 1.33km



204 JEERALANG WEST ROAD  
JEERALANG JUNCTION VIC 3840

Sold Price

<sup>RS</sup> \$852,000 Sold Date 07-Oct-25

4 2 2

Distance 1.57km

RS = Recent sale

UN = Undisclosed Sale

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