

# STATEMENT OF INFORMATION

22 MAGELLAN CRESCENT, KANGAROO FLAT, VIC 3555

PREPARED BY BRADLEY WARREN , RAY WHITE BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 MAGELLAN CRESCENT, KANGAROO

3 1 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$685,000 to \$725,000**

Provided by: Bradley Warren , Ray White Bendigo

## MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$581,000**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



46 AKOONAH DR, GOLDEN SQUARE, VIC 3555

4 2 3

Sale Price

**\$720,000**

Sale Date: 16/03/2026

Distance from Property: 1.5km



313 MACKENZIE ST, KANGAROO FLAT, VIC

4 2 2

Sale Price

**\$665,000**

Sale Date: 12/02/2026

Distance from Property: 554m



18 FUTURA AVE, GOLDEN SQUARE, VIC 3555

4 2 2

Sale Price

**\*\*\$687,000**

Sale Date: 09/04/2026

Distance from Property: 1.2km



This report has been compiled on 30/04/2026 by Ray White Bendigo. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

22 MAGELLAN CRESCENT, KANGAROO FLAT, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$685,000 to \$725,000

### Median sale price

Median price \$581,000

Property type

House

Suburb

KANGAROO FLAT

Period 01 April 2025 to 31 March 2026

Source



### Comparable property sales

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

|   |             |            |
|---|-------------|------------|
| 46 AKOONAH DR, GOLDEN SQUARE, VIC 3555    | \$720,000   | 16/03/2026 |
| 313 MACKENZIE ST, KANGAROO FLAT, VIC 3555 | \$665,000   | 12/02/2026 |
| 18 FUTURA AVE, GOLDEN SQUARE, VIC 3555    | **\$687,000 | 09/04/2026 |

This Statement of Information was prepared on:

30/04/2026