

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

29 ELVEY 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,500

Property type

Land

Suburb

Kangaroo Flat

Period-from

01 Nov 2024

to

31 Oct 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

3 KINGFISHER AVENUE KANGAROO FLAT VIC 3555	\$585,000	25-Feb-25
10 MINERS REST KANGAROO FLAT VIC 3555	\$595,000	02-Jul-24
5 SUNRISE COURT KANGAROO FLAT VIC 3555	\$591,000	10-Jun-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: 25 November 2025



**3 KINGFISHER AVENUE
KANGAROO FLAT VIC 3555**

3 2 2

Sold Price

\$585,000

Sold Date

25-Feb-25

Distance

0.02km



**10 MINERS REST KANGAROO FLAT
VIC 3555**

3 2 2

Sold Price

\$595,000

Sold Date

02-Jul-24

Distance

0.37km



**5 SUNRISE COURT KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price

\$591,000

Sold Date

10-Jun-25

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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