

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

2a Mountain Home Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$895,000 Property Type House Suburb Kinglake

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	30 Grandview Cr KINGLAKE CENTRAL 3757	\$1,062,000	21/07/2025
2	14 Nayloch Way KINGLAKE 3763	\$1,060,000	06/02/2025
3	29 Elvin Dr KINGLAKE 3763	\$1,050,000	27/06/2024

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:

01/10/2025 14:56



Property Type: House

Land Size: 9465 sqm approx

Agent Comments

Comparable Properties



30 Grandview Cr KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$1,062,000

Method: Private Sale

Date: 21/07/2025

Property Type: House

Land Size: 2357 sqm approx



14 Nayloch Way KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 9109 sqm approx

29 Elvin Dr KINGLAKE 3763 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 27/06/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6848 sqm approx