## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 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 before being entered in this Statement of Information.

Property offered for sale
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		30 Royal Parade, Kilmore Vic 3764								
Indicative se	elling pr	ice								
For the meaning	of this pr	rice see consume	er.vic.gov.au/un	derquotir	ıg (*Delete si	ngle pric	e or range a	as applicable)		
Single price		\$*	or range l	between	\$485,000		&	\$515,000		
Median sale	price									
Median price	\$630,00	0	Property type	House		Suburb	Kilmore			

## Comparable property sales

Oct 2024

to

Oct 2025

Period - From

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.

Source

PriceFinder

Address of comparable property	Price	Date of sale
1 9 Buloke Cres, Kilmore	\$490,000	05.08.2025
2 12 Elinka Ct, Kilmore	\$530,000	07.07.2025
3 88 Royal Parade, Kilmore	\$520,000	14.05.2025

This Statement of Information was prepared on:	10 November 2025

