

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

4 HILL STREET 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Kangaroo Flat

Period-from

01 Aug 2025

to

31 Jul 2026

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

22 MAGELLAN CRESCENT KANGAROO FLAT VIC 3555	\$710,000	27-May-26
78 QUEEN STREET KANGAROO FLAT VIC 3555	\$770,000	19-Jan-26
3 KLIM AVENUE KANGAROO FLAT VIC 3555	\$790,000	09-Jun-26

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: 26 August 2026



**22 MAGELLAN CRESCENT
KANGAROO FLAT VIC 3555**

4 2 -

Sold Price

\$710,000

Sold Date **27-May-26**

Distance

1.39km



**78 QUEEN STREET KANGAROO
FLAT VIC 3555**

4 2 2

Sold Price

\$770,000

Sold Date **19-Jan-26**

Distance

1.5km



**3 KLIM AVENUE KANGAROO FLAT
VIC 3555**

4 2 2

Sold Price

\$790,000

Sold Date **09-Jun-26**

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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