

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 RITCHIE DRIVE, KANGAROO FLAT, VIC

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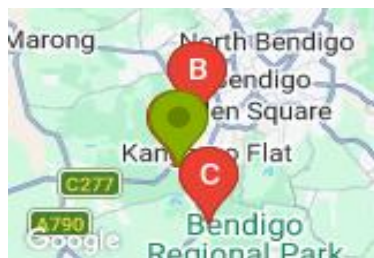
Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$607,750

01 July 2025 to 30 June 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.



26 ASPERA WAY, KANGAROO FLAT, VIC 3555

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 2

Sale Price

***\$955,000**

Sale Date: 21/07/2026

Distance from Property: 133m



2 VALIANT CRT, GOLDEN SQUARE, VIC 3555

4
 2
 4

Sale Price

\$880,000

Sale Date: 14/05/2026

Distance from Property: 2.9km



24 PROSPECTORS WAY, BIG HILL, VIC 3555

4
 2
 2

Sale Price

***\$930,000**

Sale Date: 06/06/2026

Distance from Property: 3.7km



This report has been compiled on 24/08/2026 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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