

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

486 Extons Road, Kinglake Central Vic 3757

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,043,500

Property Type House

Suburb Kinglake Central

Period - From 11/08/2024

to

10/08/2025

Source

Property Data

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

11/08/2025 13:54

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Indicative Selling Price

\$1,600,000 - \$1,650,000

Median House Price

11/08/2024 - 10/08/2025: \$1,043,500



 5  4  8

Property Type: House

Land Size: 105218 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.