

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

5-7 Timbertop Drive, Kennington VIC 3550
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Indicative selling price

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

Vacant Land		Lower price		Higher price
5 Timbertop Drive – Approx 743sqm	range between	\$550,000	&	\$600,000
7 Timbertop Drive – Approx 728sqm	range between	\$550,000	&	\$600,000

Unit median sale price

Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), do not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Source: Cotality

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

Unit type or class	Address of comparable unit	Price	Date of sale
Vacant Land 5 Timbertop Drive, Kennington	20 Golden Glade, Strathdale VIC 3550	\$550,000	11/02/2025
	10 Highbury Court, Strathdale VIC 3550	\$575,000	11/11/2024

Unit type or class	Address of comparable unit	Price	Date of sale
Vacant Land 7 Timbertop Drive, Kennington	20 Golden Glade, Strathdale VIC 3550	\$550,000	11/02/2025
	10 Highbury Court, Strathdale VIC 3550	\$575,000	11/11/2024

This Statement of Information was prepared on: 22/10/25