# 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  51 Browning Street, Kangaroo Flat, Vic 3555	
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# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
range between \$690,000 & \$730,000

### Median sale price

Median price		\$550,000	Property typ	e House		Suburb	Kangaroo Flat
Period - From	01/07/2025	to	30/09/2025	Source	Prop	Track	

### 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
10 Belladonna Rise, Kangaroo Flat, VIC 3555	\$700,000	04/06/2024
19 Lyndam Avenue, Maiden Gully, VIC 3551	\$690,000	25/07/2025
9 Hansa Court, Kangaroo Flat, VIC 3555	\$690,000	27/11/2024

### 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:	21/10/2025

