

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

59 BROWNING 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$297,000

Property type

Land

Suburb

Kangaroo Flat

Period-from

01 Jul 2025

to

30 Jun 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

6 BRONZE DRIVE KANGAROO FLAT VIC 3555	\$375,000	31-Oct-25
175 OLYMPIC PARADE KANGAROO FLAT VIC 3555	\$320,000	09-Jan-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: 29 July 2026



**6 BRONZE DRIVE KANGAROO
FLAT VIC 3555**

- - -

Sold Price

\$375,000

Sold Date

31-Oct-25

Distance

0.19km



**175 OLYMPIC PARADE KANGAROO
FLAT VIC 3555**

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Sold Price

\$320,000

Sold Date

09-Jan-26

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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