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	7 Edward Staff Drive, Kinglake Vic 3763
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$840,000	Pro	perty Type	House		Suburb	Kinglake
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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

1	39 Old Mt Slide Rd KINGLAKE 3763	\$1,230,000	12/09/2025
2	22 Elvin Dr KINGLAKE 3763	\$1,220,000	15/03/2025
3	30 Mountain Home Rd KINGLAKE 3763	\$1,250,000	07/01/2025

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:	24/11/2025 10:48
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Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 9001 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2025: \$840,000

Comparable Properties



39 Old Mt Slide Rd KINGLAKE 3763 (REI/VG)

Price: \$1,230,000 Method: Private Sale Date: 12/09/2025 Property Type: House

Land Size: 33993.60 sqm approx

Agent Comments



22 Elvin Dr KINGLAKE 3763 (REI/VG)

Price: \$1,220,000

Agent Comments

Method: Private Sale Date: 15/03/2025 Property Type: House

Land Size: 7007 sqm approx

30 Mountain Home Rd KINGLAKE 3763 (REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 07/01/2025 Property Type: House

Land Size: 10417 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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