

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 7 Kilcunda, Kilcunda, VIC 3995

Indicative selling price

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

Price Range

\$895,000

&

\$948,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Kilcunda (3995)

Period - From

01/10/2024

to

30/09/2025

Source

Pricefinder

Comparable property sales

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
2 HILLCREST AVENUE, KILCUNDA VIC 3995	\$1,225,000	30/04/2025
3505 BASS HIGHWAY, KILCUNDA VIC 3995	\$1,150,000	25/08/2025
2 SEAVIEW CRESCENT, KILCUNDA VIC 3995	\$970,000	15/10/2025

This Statement of Information was prepared on: 16/12/2025