

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

70 ORCHARD ROAD KINGLAKE VIC 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Farm

Suburb

Kinglake

Period-from

01 Oct 2024

to

30 Sep 2025

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

8 BEATTIE AVENUE KINGLAKE VIC 3763	\$1,100,000	14-May-25
30 GRANDVIEW CRESCENT KINGLAKE CENTRAL VIC 3757	\$1,062,000	21-Jul-25
10 THE RIDGE KINGLAKE VIC 3763	\$1,030,000	23-Jan-25

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: 13 October 2025



8 BEATTIE AVENUE KINGLAKE VIC 3763

Sold Price

\$1,100,000

Sold Date

14-May-25

 4

 2

 5

Distance

1.69km



30 GRANDVIEW CRESCENT KINGLAKE CENTRAL VIC 3757

Sold Price

\$1,062,000

Sold Date

21-Jul-25

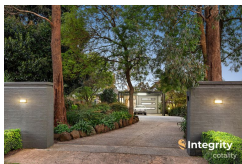
 4

 2

 4

Distance

1.95km



10 THE RIDGE KINGLAKE VIC 3763

Sold Price

\$1,030,000

Sold Date

23-Jan-25

 3

 2

 4

Distance

1.18km



21 BALD SPUR ROAD KINGLAKE CENTRAL VIC 3757

Sold Price

\$1,025,000

Sold Date

28-Jan-25

 4

 2

 5

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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