Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	9 Muir Avenue, Kerang Vic 3579
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$435,000

Median sale price

Median price	\$318,500	Pro	perty Type	House		Suburb	Kerang
Period - From	02/12/2024	to	01/12/2025		Source	Property	/ Data

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
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1	6 Richardson St KERANG 3579	\$432,500	28/07/2025
2	113 Cleeland Pl KERANG 3579	\$415,000	16/05/2025
3	30 Park Rd KERANG 3579	\$420,000	10/01/2025

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:	02/12/2025 21:02





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> Indicative Selling Price \$435,000 Median House Price

02/12/2024 - 01/12/2025: \$318,500





Property Type: House (Previously

Occupied - Detached) **Land Size:** 1100 sqm approx

Agent Comments

Comparable Properties



6 Richardson St KERANG 3579 (REI)

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Price: \$432,500 Method: Private Sale Date: 28/07/2025 Property Type: House Land Size: 667 sqm approx Agent Comments



113 Cleeland PI KERANG 3579 (REI)

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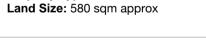
Price: \$415,000 Method: Private Sale Date: 16/05/2025 Property Type: House



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Agent Comments





30 Park Rd KERANG 3579 (REI/VG)

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Agent Comments

Price: \$420,000 Method: Private Sale Date: 10/01/2025 Property Type: House Land Size: 1000 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494



