

# 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 or  
locality and postcode

9 Muir Avenue, Kerang Vic 3579

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$435,000

### Median sale price

Median price

\$318,500

Property 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
1	6 Richardson St KERANG 3579	\$432,500	28/07/2025
2	113 Cleeland PI 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



3   1   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1100 sqm approx

Agent Comments

## Comparable Properties



**6 Richardson St KERANG 3579 (REI)**

Agent Comments

4   2   2

**Price:** \$432,500

**Method:** Private Sale

**Date:** 28/07/2025

**Property Type:** House

**Land Size:** 667 sqm approx



**113 Cleeland PI KERANG 3579 (REI)**

Agent Comments

3   1   2

**Price:** \$415,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** House

**Land Size:** 580 sqm approx



**30 Park Rd KERANG 3579 (REI/VG)**

Agent Comments

3   2   9

**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**