

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

23 Nayloch Way, Kinglake Vic 3763

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$282,500

Property Type

Vacant land

Suburb

Kinglake

Period - From

03/06/2025

to

02/06/2026

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 eighteen 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 | 22 Hawkins Dr KINGLAKE 3763 | \$610,000 | 26/02/2026 |
| 2 | | | |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:

03/06/2026 12:20



Property Type: Land

Land Size: 9115 sqm approx

Agent Comments

Comparable Properties



22 Hawkins Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 26/02/2026

Property Type: Land (Res)

Land Size: 5233 sqm approx

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 eighteen months.