

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 54 High Street, Kangaroo Flat Vic 3555
Including suburb or locality and postcode

Indicative selling price

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

Range between \$895,000 & \$984,500

Median sale price

Median price \$567,500 Property Type House Suburb Kangaroo Flat
Period - From 01/07/2025 to 30/09/2025 Source REIV

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 80 High St KANGAROO FLAT 3555	\$1,250,000	16/12/2025
2 130 High St KANGAROO FLAT 3555	\$979,000	22/09/2025
3 144 High St KANGAROO FLAT 3555	\$1,200,000	30/01/2025

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:

22/12/2025 09:32



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Property Type: House

Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price

\$895,000 - \$984,500

Median House Price

September quarter 2025: \$567,500

Comparable Properties



80 High St KANGAROO FLAT 3555 (REI)



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Agent Comments

Price: \$1,250,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 992 sqm approx

130 High St KANGAROO FLAT 3555 (VG)



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Agent Comments

Price: \$979,000

Method: Sale

Date: 22/09/2025

Property Type: Accommodation N.E.C.

Land Size: 1012 sqm approx

144 High St KANGAROO FLAT 3555 (VG)



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Agent Comments

Price: \$1,200,000

Method: Sale

Date: 30/01/2025

Property Type: Retail - National Company (Unspecified)

Land Size: 481 sqm approx

Account - ARPBS Pty Ltd