

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

54 High Street, Kangaroo Flat Vic 3555

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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3 3 4

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)

Agent Comments

12 9 6

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)

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)

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



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