

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

6 Pine Ridge Road, Kinglake West Vic 3757

Indicative selling price

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

Range between \$710,000 & \$770,000

Median sale price

Median price \$990,500 Property Type House Suburb Kinglake West

Period - From 01/01/2025 to 31/12/2025 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	335 National Park Rd KINGLAKE WEST 3757	\$770,000	27/08/2025
2	317 National Park Rd KINGLAKE WEST 3757	\$710,000	20/03/2025
3	350 National Park Rd KINGLAKE WEST 3757	\$765,000	25/11/2024

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:

28/03/2026 16:24

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Indicative Selling Price

\$710,000 - \$770,000

Median House Price

Year ending December 2025: \$990,500



4 2 2

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Comparable Properties

335 National Park Rd KINGLAKE WEST 3757 (VG)

Agent Comments

4 - -

Price: \$770,000
Method: Sale
Date: 27/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 919 sqm approx



317 National Park Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

3 2 4

Price: \$710,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 1503 sqm approx



350 National Park Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

3 2 3

Price: \$765,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 1837 sqm approx