Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Aitken Crescent, Kinglake Vic 3763

Indicative selling price

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

Range between $700,000 & $760,000

Median sale price

Median price $770,000 Property Type House Suburb Kinglake

Period - From 08/12/2024 to 07/12/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3248 Healesville Kinglake Rd KINGLAKE 3763	$765,000	24/09/2025
2	12 Parkland Rd KINGLAKE 3763	$760,000	28/08/2025
3	2 Parkland Rd KINGLAKE 3763	$760,000	09/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/12/2025 10:25

6 Aitken Crescent, Kinglake Vic 3763

JellisCraig

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au



3

Rooms: 6
Property Type: House
Land Size: 852.372 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $760,000
Median House Price
08/12/2024 - 07/12/2025: $770,000

Comparable Properties



3248 Healesville Kinglake Rd KINGLAKE 3763 (REI)

3 2 2

Price: $765,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 1647 sqm approx

Agent Comments



12 Parkland Rd KINGLAKE 3763 (REI)

3 2 2

Price: $760,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 2900 sqm approx

Agent Comments



2 Parkland Rd KINGLAKE 3763 (REI/VG)

3 2 -

Price: $760,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 1800 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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