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: 47-55 Sugarloaf Track, Christmas Hills Vic 3775

Indicative selling price

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

Range between $1,780,000 & $1,950,000

Median sale price*

Median price | Property Type | Suburb: Christmas Hills

Period - From | to | Source

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	150 Menzies Rd KANGAROO GROUND 3097	$1,830,000	29/08/2025
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: 09/10/2025 12:56

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

47-55 Sugarloaf Track, Christmas Hills Vic 3775

JellisCraig

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4 2 5

Property Type: House
Land Size: 101,171 sqm approx

Agent Comments

Indicative Selling Price
$1,780,000 - $1,950,000
No median price available

Comparable Properties



150 Menzies Rd KANGAROO GROUND 3097 (REI)

5 2 8

Price: $1,830,000
Method: Private Sale
Date: 29/08/2025
Property Type: Rural (All Types)
Land Size: 131600 sqm approx

Agent Comments

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.

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