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: 271 Kinglake-glenburn Road, Kinglake Vic 3763

## Indicative selling price

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

Single price: $850,000

## Median sale price

Median price: $820,000 Property Type: House Suburb: Kinglake

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 | 25 Thomson La KINGLAKE 3763 | $895,000 | 05/09/2025 |
| 2 | 3 Keith St KINGLAKE 3763 | $840,000 | 24/06/2025 |
| 3 | 11 Sycamore Gr KINGLAKE 3763 | $820,000 | 04/05/2025 |

**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: 23/03/2026 08:43



CONSUMER AFFAIRS VICTORIA

# 271 Kinglake-glenburn Road, Kinglake Vic 3763

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au




4 1 2

**Property Type:** House
**Land Size:** 2023 sqm approx

Agent Comments

**Indicative Selling Price**
$850,000
**Median House Price**
Year ending December 2025: $820,000

## Comparable Properties



**25 Thomson La KINGLAKE 3763 (REI)**

4 2 2

**Price:** $895,000
**Method:** Private Sale
**Date:** 05/09/2025
**Property Type:** House
**Land Size:** 4998 sqm approx

Agent Comments




**3 Keith St KINGLAKE 3763 (REI/VG)**

4 2 4

**Price:** $840,000
**Method:** Private Sale
**Date:** 24/06/2025
**Property Type:** House
**Land Size:** 2098 sqm approx

Agent Comments




**11 Sycamore Gr KINGLAKE 3763 (REI/VG)**

4 2 6

**Price:** $820,000
**Method:** Private Sale
**Date:** 04/05/2025
**Property Type:** House
**Land Size:** 1783 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata com.au

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