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: 617 Kangaroo Ground-st Andrews Road, Panton Hill Vic 3759

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Panton Hill

Period - From 05/05/2024 to 04/05/2025 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	22 Rodger Rd PANTON HILL 3759	$1,160,000	16/11/2024
2			
3			

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: 05/05/2025 11:17

617 Kangaroo Ground-st Andrews Road, Panton Hill Vic 3759

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
05/05/2024 - 04/05/2025: $1,350,000

Comparable Properties



22 Rodger Rd PANTON HILL 3759 (REI/VG)

4 2 4

Price: $1,160,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 6070 sqm approx

Agent Comments

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.

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