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 and postcode	25 IRRABELLA PLACE KANGAROO FLAT VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$595,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$523,500	Property type	House	Suburb	Kangaroo Flat
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
37 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555	$590,000	11-Jan-25
10 MINERS REST KANGAROO FLAT VIC 3555	$595,000	02-Jul-24
17 PROSPECTORS WAY BIG HILL VIC 3555	$590,000	02-Aug-24

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: 01 May 2025

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37 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555

3 2 2

Sold Price **$590,000** Sold Date **11-Jan-25**

Distance **4.53km**



10 MINERS REST KANGAROO FLAT VIC 3555

3 2 2

Sold Price **$595,000** Sold Date **02-Jul-24**

Distance **0.36km**



17 PROSPECTORS WAY BIG HILL VIC 3555

3 2 2

Sold Price **$590,000** Sold Date **02-Aug-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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