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	245 Kangaroo Ground-wattle Glen Road, Kangaroo Ground Vic 3097

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $2,192,500 Property Type House Suburb Kangaroo Ground

Period - From 21/10/2024 to 20/10/2025 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		
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: 21/10/2025 15:08

245 Kangaroo Ground-wattle Glen Road, Kangaroo Ground Vic 3097

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5 3 6

Property Type: House (Res)
Land Size: 39141 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
21/10/2024 - 20/10/2025: $2,192,500

Comparable Properties

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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