

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

19 BOUNDARY DRAIN ROAD KOO WEE RUP VIC 3981

Indicative selling price

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

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

790 MAIN DRAIN ROAD KOO WEE RUP NORTH VIC 3981	-	03-Jun-26
170 SOLDIERS ROAD CALDERMEADE VIC 3984	-	08-Jul-26

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.

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790 MAIN DRAIN ROAD KOO WEE Sold Price
RUP NORTH VIC 3981

5 3 3

RS - UN Sold Date **03-Jun-26**

Distance **7.39km**



170 SOLDIERS ROAD
CALDERMEADE VIC 3984

4 2 4

Sold Price

Sold Date **08-Jul-26**

Distance **9.38km**

RS = Recent sale UN = Undisclosed Sale

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