

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

61 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$745,000

&

\$785,000

Median sale price

Median price \$770,000

Property Type House

Suburb Kinglake

Period - From 01/04/2025

to

31/03/2026

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	67 Whittlesea Kinglake Rd KINGLAKE 3763	\$725,000	03/03/2026
2	6 Aitkin Cr KINGLAKE 3763	\$745,000	20/01/2026
3	3248 Healesville Kinglake Rd KINGLAKE 3763	\$765,000	24/09/2025

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:

13/04/2026 15:46



Property Type: House (Previously Occupied - Detached)
Land Size: 2078 sqm approx
 Agent Comments

Indicative Selling Price
 \$745,000 - \$785,000
Median House Price
 Year ending March 2026: \$770,000

Comparable Properties



67 Whittlesea Kinglake Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 1010 sqm approx



6 Aitkin Cr KINGLAKE 3763 (REI)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 915 sqm approx



3248 Healesville Kinglake Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 1647 sqm approx

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