

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

9 KERRY WAY INVERMAY PARK VIC 3350

Indicative selling price

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

Single Price

or range
between

\$845,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Invermay Park

Period-from

01 Feb 2025

to

31 Jan 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

6 HARRIER DRIVE INVERMAY PARK VIC 3350	\$787,500	19-Jun-25
22 HARRIER DRIVE INVERMAY PARK VIC 3350	\$825,000	24-Mar-25
27 HEIGHTS CRESCENT BALLARAT NORTH VIC 3350	\$835,000	06-Oct-25

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: 20th May 2026



Stu Brien

P 03 5331 2000

M 0416 183 566

E ballarat@stonerealestate.com.au



**6 HARRIER DRIVE INVERMAY
PARK VIC 3350**

4 2 2

Sold Price

\$787,500

Sold Date

19-Jun-25

Distance

1.17km



**22 HARRIER DRIVE INVERMAY
PARK VIC 3350**

4 2 2

Sold Price

\$825,000

Sold Date

24-Mar-25

Distance

1.31km



**27 HEIGHTS CRESCENT BALLARAT
NORTH VIC 3350**

4 2 2

Sold Price

\$835,000

Sold Date

06-Oct-25

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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