Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 24 Pinchgut Lane, Kinglake Vic 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$900,000		&		\$990,000					
Median sale price										
Median price	\$929,000	Pro	Property Type		House		Suburb	Kinglake		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Currajong Av KINGLAKE 3763	\$970,000	13/05/2025
2	313 Kinglake Glenburn Rd KINGLAKE 3763	\$970,000	09/04/2025
3	5 The Ridge KINGLAKE 3763	\$940,000	27/07/2024

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:

30/06/2025 18:08



Integrity





Property Type: House Land Size: 8093 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

> Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2025: \$929,000

Comparable Properties

	13 Currajong Av KINGLAKE 3763 (REI) 1 1	Agent Comments
Entegity	313 Kinglake Glenburn Rd KINGLAKE 3763 (REI) 3 2 3 Price: \$970,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 1715 sqm approx	Agent Comments
	5 The Ridge KINGLAKE 3763 (VG) 2	Agent Comments

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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