

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

24 Pinchgut Lane, Kinglake Vic 3763

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$929,000

Property Type House

Suburb Kinglake

Period - From 01/01/2025

to 31/03/2025

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	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



2 2 1

Property Type: House

Land Size: 8093 sqm approx

Agent Comments

Comparable Properties



13 Currajong Av KINGLAKE 3763 (REI)

Agent Comments

4 1 4

Price: \$970,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 1946 sqm approx



313 Kinglake Glenburn Rd KINGLAKE 3763 (REI)

Agent Comments

3 2 8

Price: \$970,000

Method: Private Sale

Date: 09/04/2025

Property Type: House

Land Size: 1715 sqm approx



5 The Ridge KINGLAKE 3763 (VG)

Agent Comments

2 - -

Price: \$940,000

Method: Sale

Date: 27/07/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 1240 sqm approx