

## 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

3 Gold Hill Court, Kangaroo Flat Vic 3555

### Indicative selling price

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

Range between \$530,000 & \$550,000

### Median sale price

Median price \$535,000 Property type House Suburb Kangaroo Flat

Period - From June, 2024 to May, 2025 Source Realestate.com.au

### Comparable property sales

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
28 Howell Crescent, Kangaroo Flat	\$550,000	18/02/2025
15 Mockridge Drive, Kangaroo Flat	\$510,000	26/12/2024
7 Lukin Crescent, Kangaroo Flat	\$555,000	15/04/2025

This Statement of Information was prepared on: 17/06/2025