

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 667 Kangaroo Ground-st Andrews Road, Panton Hill Vic 3759

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,380,000 & \$1,480,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Panton Hill

Period - From 14/06/2024 to 13/06/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	655 Kangaroo Ground St Andrews Rd PANTON HILL 3759	\$1,475,000	07/05/2025
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 14/06/2025 12:02