

STATEMENT OF INFORMATION

Property Appraisal & Local Market Pricing Report

Subject Property Details

Address:	35 Flinders Avenue, Kingscote, SA 5223
Property Type:	Vacant Residential Land
Land Size:	821 m ² (Approx. 20m frontage x 41m depth)

Median Market Price Analysis (Kingscote)

Historical and localized suburb pricing indices for residential properties on Kangaroo Island:

Property Segment	Median Suburb Price	Reporting Period
Houses	\$511,250	Past 12 Months (2025 - 2026)
Units / Duplexes	\$280,000	Past 12 Months (2025 - 2026)
Vacant Land Range	\$90,000 – \$250,000	Standard Town Lots (450m ² - 850m ²)

Comparable Local Land Sales

The following vacant land parcels or properties within Kingscote have been identified as comparable market indicators:

Comparable Property Address	Land Size	Sale Price	Sale Date
11 Murray Street, Kingscote	534 m ²	\$310,000	March 2026
14 Bell Court, Kingscote	455 m ²	\$91,000	January 2026
16 Bell Court, Kingscote	450 m ²	\$80,000	November 2025
Allotment 202 Campbell Street, Kingscote	798 m ²	\$95,000	September 2025

Disclaimer: The historical sale figures provided are sourced from public registries and licensed real estate agents. Market estimates reflect automated valuations current to 2026 and are subject to local demand shifts. This statement is prepared for summary information purposes and does not substitute a formal physical valuation by a certified practicing valuer.