

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 and
postcode

1/9 CRUSOE ROAD KANGAROO FLAT VIC 3555

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

3/22 YARUNGA DRIVE KANGAROO FLAT VIC 3555	\$400,000	06-Aug-25
1/1 OLYMPIC PARADE KANGAROO FLAT VIC 3555	\$410,000	16-Sep-25
6/15 PATERSON STREET QUARRY HILL VIC 3550	\$430,000	01-Apr-26

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: 20 April 2026



3/22 YARUNGA DRIVE KANGAROO FLAT VIC 3555 Sold Price

\$400,000 Sold Date **06-Aug-25**

2 1 1

Distance **1.12km**



1/1 OLYMPIC PARADE KANGAROO FLAT VIC 3555 Sold Price

\$410,000 Sold Date **16-Sep-25**

2 1 1

Distance **1.14km**



6/15 PATERSON STREET QUARRY HILL VIC 3550 Sold Price

^{RS} **\$430,000** Sold Date **01-Apr-26**

2 1 1

Distance **4.57km**

RS = Recent sale

UN = Undisclosed Sale

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