

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

7 LONGMORE STREET 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Nov 2024

to

31 Oct 2025

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

5 WIRELESS STREET KANGAROO FLAT VIC 3555	\$450,000	12-Feb-25
18 MORRISON STREET KANGAROO FLAT VIC 3555	\$440,000	13-Jun-25
4/49 CHURCH STREET KANGAROO FLAT VIC 3555	\$440,000	19-Aug-25

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.

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5 WIRELESS STREET KANGAROO FLAT VIC 3555	Sold Price	\$450,000	Sold Date	12-Feb-25
3 2 -			Distance	2.45km



18 MORRISON STREET KANGAROO FLAT VIC 3555	Sold Price	\$440,000	Sold Date	13-Jun-25
2 2 4			Distance	0.94km



4/49 CHURCH STREET KANGAROO FLAT VIC 3555	Sold Price		Sold Date	19-Aug-25
3 1 1			Distance	0.98km

RS = Recent sale UN = Undisclosed Sale

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