

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Land offered for sale

Address  
Including suburb or locality  
and postcode

Lots 1 & 3, 233 Allingham Street, Kangaroo Flat VIC 3555

### Indicative selling price

Land

		Lower price		Higher price
Lot 1, 233 Allingham Street, Kangaroo Flat VIC 3555	between	\$280,000	&	\$300,000
Lot 3, 233 Allingham Street, Kangaroo Flat VIC 3555	between	\$280,000	&	\$300,000

### Land median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980. This Statement of Information was prepared on: 12 July 2025  
[consumer.vic.gov.au](http://consumer.vic.gov.au)

### Comparable property sales

	Address of comparable Land	Price	Date of sale
Land	8 Lovero Court, Kangaroo Flat VIC 3555	\$335,000	05 March 2025
Land	13 View Street, Kangaroo Flat VIC 3555	\$310,000	10 June 2025
Land	24 Amara Way, Kangaroo Flat VIC 3555	\$270,000	21 July 2025

The estate agent or agent's representative reasonably believes that fewer than three comparable allotments were sold within five kilometres of the allotments for sale in the last 18 months.

This Statement of Information was prepared on:

26 August 2025