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	15 Lyall Avenue, Kerang Vic 3579
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$300,000

Median sale price

Median price	\$317,000	Pro	pperty Type H	ouse		Suburb	Kerang
Period - From	15/11/2024	to	14/11/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	64 Park Rd KERANG 3579	\$280,000	25/09/2025
2	40 Carbine St KERANG 3579	\$275,000	01/08/2025
3	18 Mckenzie St KERANG 3579	\$295,000	18/09/2024

OR

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

This Statement of Information was prepared on:	15/11/2025 12:02





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> **Indicative Selling Price** \$300,000 **Median House Price**

15/11/2024 - 14/11/2025: \$317,000



Property Type: House Land Size: 835 sqm approx

Agent Comments

Comparable Properties



64 Park Rd KERANG 3579 (REI)

Price: \$280,000 Method: Private Sale Date: 25/09/2025 Property Type: House

Land Size: 1009 sqm approx

Agent Comments



40 Carbine St KERANG 3579 (REI/VG)

Price: \$275,000 Method: Private Sale Date: 01/08/2025 Property Type: House Land Size: 637 sqm approx







Agent Comments

Agent Comments



18 Mckenzie St KERANG 3579 (VG)





Price: \$295,000 Method: Sale Date: 18/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 777 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494





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