

## 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

19 KELLYS ROAD KIRKSTALL VIC 3283

### 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	\$725,000	&	\$785,000
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### 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*.

### 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
487 PENSHURST-PORT FAIRY ROAD KIRKSTALL VIC 3283	\$810,000	30-Oct-25
674 PENSHURST-WARRNAMBOOL ROAD KIRKSTALL VIC 3283	\$667,000	24-Jun-25
18 AIRE STREET KIRKSTALL VIC 3283	\$745,000	07-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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487 PENSHURST-PORT FAIRY  
ROAD KIRKSTALL VIC 3283

Sold Price

<sup>RS</sup> \$810,000 Sold Date 30-Oct-25

4 2 6

Distance 4.16km



674 PENSHURST-WARRNAMBOOL  
ROAD KIRKSTALL VIC 3283

Sold Price

\$667,000 Sold Date 24-Jun-25

3 2 8

Distance 0.68km



18 AIRE STREET KIRKSTALL VIC  
3283

Sold Price

\$745,000 Sold Date 07-Aug-25

4 2 4

Distance 0.78km

RS = Recent sale UN = Undisclosed Sale

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