

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 or locality and postcode
22 Cullen Street, Kerang Vic 3579

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$316,000 Property Type House Suburb Kerang
Period - From 08/01/2025 to 07/01/2026 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	Price	Date of sale
1 2 Mokana St KERANG 3579	\$295,000	11/12/2025
2 18 McKenzie St KERANG 3579	\$295,000	18/09/2024
3 149 Victoria St KERANG 3579	\$295,000	03/09/2024

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:

08/01/2026 17:32

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Property Type:

Agent Comments

Indicative Selling Price
\$300,000

Median House Price

08/01/2025 - 07/01/2026: \$316,000

Comparable Properties



2 Mokana St KERANG 3579 (REI)



Price: \$295,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 342 sqm approx

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

Agent Comments

149 Victoria St KERANG 3579 (VG)



Price: \$295,000
Method: Sale
Date: 03/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 559 sqm approx

Agent Comments

Account - PLATINUM HOME SALES | P: 03 5452 2494