

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 16 Burke Street, 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 \$310,000

Median sale price

Median price \$315,000 Property Type House Suburb Kerang
Period - From 20/01/2025 to 19/01/2026 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 24 Carbine St KERANG 3579 | \$310,000 | 16/05/2025 |
| 3 9 East St KERANG 3579 | \$310,000 | 07/08/2024 |

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:

20/01/2026 17:16

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Property Type: House
Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price
\$310,000

Median House Price
20/01/2025 - 19/01/2026: \$315,000

Comparable Properties



2 Mokana St KERANG 3579 (REI/VG)



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

Agent Comments

24 Carbine St KERANG 3579 (VG)



Price: \$310,000
Method: Sale
Date: 16/05/2025
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

9 East St KERANG 3579 (VG)



Price: \$310,000
Method: Sale
Date: 07/08/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1100 sqm approx

Agent Comments

Account - PLATINUM HOME SALES | P: 03 5452 2494