

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 96 Wyndham 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 \$360,000

Median sale price

Median price \$316,000

Property Type House

Suburb Kerang

Period - From 09/01/2025

to 08/01/2026

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	42 Boundary St KERANG 3579	\$350,000	21/07/2025
2	1 Cullen St KERANG 3579	\$355,000	24/03/2025
3	107 Victoria St KERANG 3579	\$360,000	13/09/2024

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:

09/01/2026 19:12

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Indicative Selling Price

\$360,000

Median House Price

09/01/2025 - 08/01/2026: \$316,000



Property Type: House
Land Size: 630 sqm approx
Agent Comments

Comparable Properties



42 Boundary St KERANG 3579 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 732 sqm approx



107 Victoria St KERANG 3579 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 796 sqm approx

1 Cullen St KERANG 3579 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 24/03/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 990 sqm approx