

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

12 Muir Avenue, Kerang Vic 3579

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$325,000

Property Type House

Suburb Kerang

Period - From 16/03/2025

to 15/03/2026

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 Harridge St KERANG 3579	\$340,000	23/02/2026
2	27 Maxwell St KERANG 3579	\$345,000	28/01/2026
3	3 Lyall Av KERANG 3579	\$339,000	30/10/2025

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:

16/03/2026 16:28



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Property Type: House

Land Size: 681 sqm approx

Agent Comments

Comparable Properties



2 Harridge St KERANG 3579 (REI/VG)

Agent Comments

3 1 1

Price: \$340,000

Method: Private Sale

Date: 23/02/2026

Property Type: House

Land Size: 926 sqm approx



27 Maxwell St KERANG 3579 (VG)

Agent Comments

3 - -

Price: \$345,000

Method: Sale

Date: 28/01/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 921 sqm approx

3 Lyall Av KERANG 3579 (VG)

Agent Comments

3 - -

Price: \$339,000

Method: Sale

Date: 30/10/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 767 sqm approx