

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

1 Alexandra Avenue, Kerang Vic 3579

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$325,000

Property Type House

Suburb Kerang

Period - From 03/06/2025

to 02/06/2026

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	7 Andrew St KERANG 3579	\$310,000	22/01/2026
2	129 Boundary St KERANG 3579	\$310,000	10/10/2025
3	18 Andrew St KERANG 3579	\$305,000	02/04/2025

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:

03/06/2026 16:24



Property Type: House (Previously Occupied - Detached)

Land Size: 730 sqm approx

Agent Comments

Comparable Properties

7 Andrew St KERANG 3579 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 22/01/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx



129 Boundary St KERANG 3579 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 10/10/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 1223 sqm approx

18 Andrew St KERANG 3579 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 02/04/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx