

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

\$275,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Kerang

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	89 Pay St KERANG 3579	\$270,000	19/06/2026
2	15 Vaughan St KERANG 3579	\$265,000	26/08/2025
3	40 Carbine St KERANG 3579	\$275,000	01/08/2025

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:

14/07/2026 10:09



3 1 4

Property Type: House

Agent Comments

Indicative Selling Price

\$275,000

Median House Price

June quarter 2026: \$325,000

Comparable Properties



89 Pay St KERANG 3579 (REI)

Agent Comments

3 1 2

Price: \$270,000

Method: Private Sale

Date: 19/06/2026

Property Type: House

Land Size: 657 sqm approx

15 Vaughan St KERANG 3579 (VG)

Agent Comments

3 - -

Price: \$265,000

Method: Sale

Date: 26/08/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx



40 Carbine St KERANG 3579 (REI/VG)

Agent Comments

3 1 2

Price: \$275,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 637 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494