

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 and
postcode

4 BOWSPRIT WAY KILCUNDA VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Kilcunda

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

8 PEPPERMINT ROAD KILCUNDA VIC 3995	\$930,000	23-Dec-25
16 MABILIA ROAD KILCUNDA VIC 3995	\$870,000	02-Mar-26
26 KILCUNDA RIDGE ROAD KILCUNDA VIC 3995	\$815,000	22-Jan-26

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 July 2026



8 PEPPERMINT ROAD KILCUNDA VIC 3995

 4
  2
  3

Sold Price

\$930,000

Sold Date

23-Dec-25

Distance

0.39km


16 MABILIA ROAD KILCUNDA VIC 3995

 3
  1
  -

Sold Price

\$870,000

Sold Date

02-Mar-26

Distance

1.64km


26 KILCUNDA RIDGE ROAD KILCUNDA VIC 3995

 2
  2
  1

Sold Price

\$815,000

Sold Date

22-Jan-26

Distance

0.84km
RS = Recent sale

UN = Undisclosed Sale

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