Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	97 Menzies Road, Kangaroo Ground Vic 3097

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $1,760,000 Property Type House Suburb Kangaroo Ground

Period - From 26/08/2024 to 25/08/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Kilby La KANGAROO GROUND 3097	$3,010,000	12/08/2025
2	699 Heckers Hill Way KANGAROO GROUND 3097	$2,400,000	31/05/2025
3	35 Bourchiers Rd KANGAROO GROUND 3097	$2,200,000	24/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 26/08/2025 15:47

97 Menzies Road, Kangaroo Ground Vic 3097



5 2 5

Property Type: Land (Res)
Land Size: 80940 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
26/08/2024 - 25/08/2025: $1,760,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties

15 Kilby La KANGAROO GROUND 3097 (REI)

6 3 7

Agent Comments

Price: $3,010,000
Method:
Date: 12/08/2025
Property Type: House



699 Heckers Hill Way KANGAROO GROUND 3097 (REI)

4 3 6

Agent Comments

Price: $2,400,000
Method: Private Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 79917 sqm approx



35 Bourchiers Rd KANGAROO GROUND 3097 (REI/VG)

4 2 3

Agent Comments

Price: $2,200,000
Method: Expression of Interest
Date: 24/08/2024
Property Type: House (Res)
Land Size: 97050 sqm approx

Account - Barry Plant | P: 03 9842 8888

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