

## 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	31 CURRY ROAD KILMORE VIC 3764
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### Indicative selling price

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

Single Price	\$1,199,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$615,000	Property type	House	Suburb	Kilmore
Period-from	01 Dec 2024	to	30 Nov 2025	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
29 CURRY ROAD KILMORE VIC 3764	\$1,172,000	17-Mar-25
44 MELROSE DRIVE KILMORE VIC 3764	\$1,150,000	30-Jun-25
11A BINDLEY COURT KILMORE VIC 3764	\$1,251,000	05-Jul-25

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: 11 December 2025



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**29 CURRY ROAD KILMORE VIC  
3764**

Sold Price

**\$1,172,000** Sold Date **17-Mar-25**

5

2

4

Distance

**0.05km**



**44 MELROSE DRIVE KILMORE VIC  
3764**

Sold Price

**\$1,150,000** Sold Date **30-Jun-25**

4

2

4

Distance

**0.5km**



**11A BINDLEY COURT KILMORE VIC  
3764**

Sold Price

**\$1,251,000** Sold Date **05-Jul-25**

5

2

6

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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