

## 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

3 STATION STREET KANGAROO FLAT VIC 3555

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Kangaroo Flat

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 31 DANSON AVENUE KANGAROO FLAT VIC 3555  | \$550,000 | 29-Jan-25 |
| 2 MOCKRIDGE DRIVE KANGAROO FLAT VIC 3555 | \$590,000 | 23-Jan-25 |
| 27 CRUSOE ROAD KANGAROO FLAT VIC 3555    | \$555,000 | 02-Oct-24 |

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: 04 December 2025

Danny Crowle  
M 0480322896  
E danny@olliejamesrealestate.com.au



**31 DANSON AVENUE KANGAROO  
FLAT VIC 3555**

4 2 2

Sold Price **\$550,000** Sold Date **29-Jan-25**

Distance **0.5km**



**2 MOCKRIDGE DRIVE KANGAROO  
FLAT VIC 3555**

4 2 4

Sold Price **\$590,000** Sold Date **23-Jan-25**

Distance **1km**



**27 CRUSOE ROAD KANGAROO  
FLAT VIC 3555**

3 2 1

Sold Price **\$555,000** Sold Date **02-Oct-24**

Distance **1.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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