



STATEMENT OF INFORMATION

67 HUTTONS ROAD, KARDELLA, VIC 3951

PREPARED BY IRENE WALKER, SEJ REAL ESTATE LEONGTHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



67 HUTTONS ROAD, KARDELLA, VIC 3951  3  1  4

Indicative Selling Price

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

Single Price: **\$920,000**

Provided by: Irene Walker, SEJ Real Estate Leongatha

MEDIAN SALE PRICE



KARDELLA, VIC, 3951

Suburb Median Sale Price (House)

\$604,000

01 July 2025 to 30 June 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



120 ELMORES RD, KORUMBURRA, VIC 3950  4  2  4

Sale Price

***\$950,000**

Sale Date: 18/08/2026

Distance from Property: 3.2km



60 WHITWORTHS RD, KORUMBURRA SOUTH, VIC 3950  6  3  6

Sale Price

\$1,000,000

Sale Date: 27/10/2025

Distance from Property: 5.5km



530 ONE CHAIN RD, KARDELLA, VIC 3951  2  1  2

Sale Price

\$668,000

Sale Date: 11/08/2025

Distance from Property: 2.2km



This report has been compiled on 19/08/2026 by SEJ Real Estate Leongatha. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

67 HUTTONS ROAD, KARDELLA, VIC 3951

Indicative selling price

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

Single Price:

\$920,000

Median sale price

Median price

\$604,000

Property type

House

Suburb

KARDELLA

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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

120 ELMORES RD, KORUMBURRA, VIC 3950	*\$950,000	18/08/2026
60 WHITWORTHS RD, KORUMBURRA SOUTH, VIC 3950	\$1,000,000	27/10/2025
530 ONE CHAIN RD, KARDELLA, VIC 3951	\$668,000	11/08/2025

This Statement of Information was prepared on:

19/08/2026