

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

5 GROWER STREET KILMORE VIC 3764

Indicative selling price

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

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$329,900

Property type

Land

Suburb

Kilmore

Period-from

01 Mar 2025

to

28 Feb 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

14 FARM WAY KILMORE VIC 3764	\$362,500	08-Oct-25
3 SPRINT STREET KILMORE VIC 3764	\$344,900	26-May-25
22 MCIVORS ROAD KILMORE VIC 3764	\$359,900	20-Jan-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 March 2026

AREA SPECIALIST

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14 FARM WAY KILMORE VIC 3764 Sold Price **\$362,500** Sold Date **08-Oct-25**

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Distance **1.13km**



3 SPRINT STREET KILMORE VIC 3764 Sold Price **\$344,900** Sold Date **26-May-25**

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Distance **1.19km**



22 MCIVORS ROAD KILMORE VIC 3764 Sold Price **\$359,900** Sold Date **20-Jan-25**

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Distance **1.24km**

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

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