

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

3 Golden Wattle Pl, Kilmore Vic 3764

Indicative selling price

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

Single price \$815,000

Median sale price

Median price \$297,500

Property Type Vacant land

Suburb Kilmore

Period - From 10/03/2025

to 09/03/2026

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	14 Golden Wattle PI KILMORE 3764	\$815,000	09/12/2025
2	7 Golden Wattle PI KILMORE 3764	\$810,000	03/11/2025
3	8 Golden Wattle PI KILMORE 3764	\$850,000	24/10/2025

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:

10/03/2026 10:14

Christopher Cain
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Indicative Selling Price
 \$815,000

Median Land Price
 10/03/2025 - 09/03/2026: \$297,500



Property Type: Land
Land Size: 27,410 sqm approx
Agent Comments

Comparable Properties



14 Golden Wattle PI KILMORE 3764 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 09/12/2025
Property Type: Land (Res)
Land Size: 22400 sqm approx

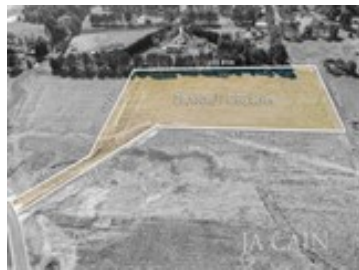


7 Golden Wattle PI KILMORE 3764 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 03/11/2025
Property Type: Land (Res)
Land Size: 20000 sqm approx



8 Golden Wattle PI KILMORE 3764 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 24/10/2025
Property Type: Land (Res)
Land Size: 28200 sqm approx

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