

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

### Section 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 **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. 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](http://consumer.vic.gov.au/underquoting).

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price 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, included with any Internet advertisement 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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Broadstead Kilmore - 200 Quinns Road, Kilmore VIC 3764

### 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Broadstead Kilmore Lots: 330, 309, 311, 313 (448-480m <sup>2</sup> )	\$*	or range between	\$*296,000	&	\$305,000
Broadstead Kilmore Lots: 328, 329, 331, 308, 312, 314 (512-540m <sup>2</sup> )	\$*	or range between	\$*315,000	&	\$323,000
Broadstead Kilmore Lots: Lots: 327, 316 (576-616m <sup>2</sup> )	\$*	or range between	\$*334,000	&	\$346,000
Broadstead Kilmore Lots: 228, 229, 235, 332 (666-671m <sup>2</sup> )	\$*	or range between	\$*350,000	&	\$362,000
Broadstead Kilmore Lots: 230, 231, 237, 238, 239, 317 (740-755m <sup>2</sup> )	\$*	or range between	\$*372,000	&	\$388,000
Broadstead Kilmore Lots: 225, 227 (814-820m <sup>2</sup> )	\$*	or range between	\$*394,000	&	\$396,000

Additional entries may be included or attached as required.

### Unit median sale price

Median price

\$339,900

Suburb or locality

Kilmore

Period - From

June 2024

To

December 2025

Source

RPM Research Division

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Broadstead Kilmore Lots: 330, 309, 311, 313 (448-480m2) \$*296,000 - \$305,000	1 Lot 16, Montana Estate Kilmore (448m2)	\$299,900	October 2025
	2 Lot 17, Montana Estate Kilmore (448m2)	\$294,900	July 2025
	3 Lot 20, Montana Estate Kilmore (448m2)	\$299,900	May 2025

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Broadstead Kilmore Lots: 328, 329, 331, 308, 312, 314 (512-540m2) \$*315,000 - \$323,000	1 Lot 19, Parkview Estate Kilmore (535m2)	\$302,500	October 2025
	2 Lot 423, Montana Estate Kilmore (544m2)	\$339,900	August 2025
	3 Lot 422, Montana Estate Kilmore (544m2)	\$339,900	May 2025

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Broadstead Kilmore Lots: 327, 316 (576-616m2) \$*334,000 - \$346,000	1 Lot 34, Montana Estate Kilmore (607m2)	\$339,900	April 2025
	2 Lot 97, Meiers Run Estate Kilmore (608m2)	\$320,000	September 2025
	3 Lot 120, Meiers Run Estate Kilmore (608m2)	\$320,000	September 2025

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Broadstead Kilmore Lots: 228, 229, 235, 332 (666-671m2) \$*350,000 - \$362,000	1 Lot 236, Broadstead Estate Kilmore (666m2)	\$365,000	February 2025
	2 Lot 232, Broadstead Estate Kilmore (666m2)	\$379,000	September 2025
	3 Lot 143, Montana Estate Kilmore (680m2)	\$369,900	May 2025

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Broadstead Kilmore Lots: 230, 231, 237, 238, 239, 317 (740-755m2) \$372,000 - \$388,000	1 Lot 234, Broadstead Estate Kilmore (736m2)	\$379,000	October 2025
	2 Lot 226, Broadstead Estate Kilmore (740m2)	\$365,000	May 2025
	3 Lot 99, Meiers Run Estate Kilmore (742m2)	\$350,00	September 2025

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Broadstead Kilmore Lots: 225, 227 (814- 820m2) \$*394,000 - \$396,000	1 Lot 134, Broadstead Estate Kilmore (800m2)	\$397,000	July 2025
	2 Lot 84, The Gardens Estate Kilmore (666m2)	\$375,000	June 2025
	3 Lot 209, Broadstead Estate Kilmore (800m2)	\$397,000	September 2024

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

2/12/2025