

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

100 KELBERG ROAD KALKALLO VIC 3064

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Kalkallo

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

5 OCTAVIA STREET KALKALLO VIC 3064	\$643,000	21-Jun-25
28 ICARUS DRIVE KALKALLO VIC 3064	\$609,000	05-Jul-25
16 CANOPUS STREET KALKALLO VIC 3064	\$646,000	30-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 26 August 2025

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5 OCTAVIA STREET KALKALLO VIC 3064

3 2 2

Sold Price

\$643,000

Sold Date

21-Jun-25

Distance

0.33km



28 ICARUS DRIVE KALKALLO VIC 3064

3 2 2

Sold Price

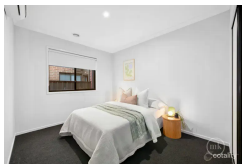
^{RS} **\$609,000**

Sold Date

05-Jul-25

Distance

0.44km



16 CANOPUS STREET KALKALLO VIC 3064

3 2 2

Sold Price

^{RS} **\$646,000**

Sold Date

30-Jul-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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