

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

14 RIVINGTON AVENUE KALLISTA VIC 3791

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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,250

Property type

House

Suburb

Kallista

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

39 PERRINS CREEK ROAD KALLISTA VIC 3791	\$890,000	26-Feb-25
2 COLSTON AVENUE SHERBROOKE VIC 3789	\$910,000	23-Nov-24
7 PANTEG ROAD SASSAFRAS VIC 3787	\$880,000	28-Feb-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: 23 April 2025



**39 PERRINS CREEK ROAD
KALLISTA VIC 3791**

1 2 1

Sold Price **\$890,000** Sold Date **26-Feb-25**

Distance **0.49km**



**2 COLSTON AVENUE
SHERBROOKE VIC 3789**

3 2 3

Sold Price **\$910,000** Sold Date **23-Nov-24**

Distance **0.94km**



**7 PANTEG ROAD SASSAFRAS VIC
3787**

2 1 -

Sold Price **\$880,000** Sold Date **28-Feb-25**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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