

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

25 OCTAVIA STREET 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Kalkallo

Period-from

01 Sep 2023

to

31 Aug 2024

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

5 HACKNEY WAY KALKALLO VIC 3064	\$755,000	25-Jul-24
27 DURANT CIRCUIT KALKALLO VIC 3064	\$785,000	06-Sep-24
15 THUNDER DRIVE KALKALLO VIC 3064	\$770,000	02-Aug-24

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 September 2024



5 HACKNEY WAY KALKALLO VIC 3064

Sold Price

^{RS}

\$755,000

Sold Date

25-Jul-24



4



2



2

Distance

0.29km



27 DURANT CIRCUIT KALKALLO VIC 3064

Sold Price

^{RS}

\$785,000

Sold Date

06-Sep-24



4



2



2

Distance

0.6km



15 THUNDER DRIVE KALKALLO VIC 3064

Sold Price

^{RS}

\$770,000

Sold Date

02-Aug-24



4



2



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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