

## 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

1188 MT DANDENONG TOURIST ROAD KALORAMA VIC 3766

### 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)

Single Price

or range  
between

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Kalorama

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7 INVERNESS ROAD MOUNT EVELYN VIC 3796     | \$995,500 | 15-Aug-25 |
| 1 JASPER ROAD KALORAMA VIC 3766            | \$990,000 | 15-May-25 |
| 5 PRIESTLEY CRESCENT MOUNT EVELYN VIC 3796 | \$995,000 | 13-May-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: 06 October 2025



7 INVERNESS ROAD MOUNT EVELYN VIC 3796

4

2

4

Sold Price

RS\$995,500

Sold Date

15-Aug-25

Distance

2.1km

1 JASPER ROAD KALORAMA VIC 3766

4

2

2

Sold Price

\$990,000

Sold Date

15-May-25

Distance

0.81km

5 PRIESTLEY CRESCENT MOUNT EVELYN VIC 3796

4

2

4

Sold Price

\$995,000

Sold Date

13-May-25

Distance

1.97km

RS = Recent sale      UN = Undisclosed Sale

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