

## 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

12 JILCUNDA STREET KALKALLO VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$363,000

Property type

Land

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 EUREKA STREET KALKALLO VIC 3064  | \$640,000 | 03-Jul-24 |
| 9 TAMARACK STREET KALKALLO VIC 3064 | \$675,000 | 02-Nov-24 |
| 7 TAMARACK STREET KALKALLO VIC 3064 | \$651,500 | 17-May-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: 21 August 2025



**13 EUREKA STREET KALKALLO VIC 3064**

Sold Price

**\$640,000**

Sold Date

**03-Jul-24**



4



2



2

Distance

**0.08km**



**9 TAMARACK STREET KALKALLO VIC 3064**

Sold Price

**\$675,000**

Sold Date

**02-Nov-24**



4



2



2

Distance

**0.15km**



**7 TAMARACK STREET KALKALLO VIC 3064**

Sold Price

**\$651,500**

Sold Date

**17-May-24**



4



2



2

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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