

## 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

176 MONBULK ROAD KALLISTA VIC 3791

### 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

\$1,075,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,500

Property type

House

Suburb

Kallista

Period-from

01 May 2024

to

30 Apr 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

5 SUNNYSLOPES ROAD KALLISTA VIC 3791	\$1,010,000	07-Mar-25
66 UPPER COONARA ROAD KALLISTA VIC 3791	\$1,110,000	22-Jan-25
128 OLINDA-MONBULK ROAD OLINDA VIC 3788	\$1,145,000	23-Nov-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 May 2025


**5 SUNNYSLOPES ROAD KALLISTA  
VIC 3791**
 5  2  2

Sold Price

<sup>RS</sup>
**\$1,010,000**

Sold Date

**07-Mar-25**

Distance

**0.2km**

**66 UPPER COONARA ROAD  
KALLISTA VIC 3791**
 4  3  4

Sold Price

**\$1,110,000**

Sold Date

**22-Jan-25**

Distance

**0.93km**

**128 OLINDA-MONBULK ROAD  
OLINDA VIC 3788**
 4  3  -

Sold Price

**\$1,145,000**

Sold Date

**23-Nov-24**

Distance

**1.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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