

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

177 ANTARES PARADE 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

\$639,000

&

\$702,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

House

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

12 ARGON STREET KALKALLO VIC 3064	\$699,900	09-Apr-25
14 ARGON STREET KALKALLO VIC 3064	\$660,000	27-May-25
16 ARGON STREET KALKALLO VIC 3064	\$685,000	12-Jun-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: 01 August 2025



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12 ARGON STREET KALKALLO VIC 3064

Sold Price

\$699,900

Sold Date

09-Apr-25



4



2



-

Distance

0km



14 ARGON STREET KALKALLO VIC 3064

Sold Price

\$660,000

Sold Date

27-May-25



4



2



2

Distance

0km



16 ARGON STREET KALKALLO VIC 3064

Sold Price

\$685,000

Sold Date

12-Jun-25



4



2



2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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