

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 TAMBO COURT KALIMNA VIC 3909

Indicative selling price

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

Single Price

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,250

Property type

House

Suburb

Kalimna

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 HAZEL ROAD KALIMNA VIC 3909	\$450,000	04-Apr-25
2 MARGARET COURT KALIMNA VIC 3909	\$435,000	24-Sep-24
60 ALBATROSS ROAD KALIMNA VIC 3909	\$490,000	02-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 November 2025



Rachael Newman

P 03 5155 3133

M 0419 155 767

E rnewman@shoresidere.com.au



6 HAZEL ROAD KALIMNA VIC 3909 Sold Price

\$450,000 Sold Date **04-Apr-25**

3 2 2

Distance **0.27km**



2 MARGARET COURT KALIMNA VIC 3909

Sold Price

\$435,000 Sold Date **24-Sep-24**

3 1 2

Distance **0.39km**



60 ALBATROSS ROAD KALIMNA VIC 3909

Sold Price

\$490,000 Sold Date **02-Mar-25**

3 2 2

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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