

STATEMENT OF INFORMATION

21 SANCTUARY DRIVE, KIALLA VIC 3631

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SINGLE PRICE

\$800,000

4
BEDS

2
BATHS

1
CARS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Prepared 14/07/2026

PROPERTY OFFERED FOR SALE

21 SANCTUARY DRIVE, KIALLA VIC 3631

INDICATIVE SELLING PRICE	MEDIAN SALE PRICE
\$800,000 Single Price	\$682,500 KIALLA / House 01 January 2025 to 31 December 2025

COMPARABLE PROPERTIES

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.

5 WARTOOK COURT, KIALLA VIC 3631 Sale Date: 25/11/2025 Distance: 1km	4 BEDS	2 BATHS	1 CARS	\$980,000
100 WARANGA DRIVE, KIALLA VIC 3631 Sale Date: 12/03/2026 Distance: 1km	4 BEDS	2 BATHS	4 CARS	\$900,000
4 MARMA COURT, KIALLA VIC 3631 Sale Date: 4/12/2025 Distance: 777m	4 BEDS	2 BATHS	6 CARS	\$830,000

This report has been compiled on 14/07/2026 by Area Specialist Shepparton. Dynamic AgentSetup SOI template.
Property data must be verified against the selected evidence source before public use.

Statement of Information

Single residential property located outside the Melbourne metropolitan area
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 21 SANCTUARY DRIVE, KIALLA VIC 3631

Indicative selling price

Single Price: \$800,000

Median sale price

Median price	\$682,500	Property type	House
Suburb	KIALLA	Period	01 January 2025 to 31 December 2025
Source	Pricefinder		

Comparable property sales

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
5 WARTOOK COURT, KIALLA VIC 3631	\$980,000	25/11/2025
100 WARANGA DRIVE, KIALLA VIC 3631	\$900,000	12/03/2026
4 MARMA COURT, KIALLA VIC 3631	\$830,000	4/12/2025

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