

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

22 MCCARTHY ROAD OLINDA VIC 3788

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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Olinda

Period-from

01 Jun 2024

to

31 May 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

43 KALLISTA-EMERALD ROAD THE PATCH VIC 3792	\$1,050,000	26-Apr-25
5 SUNNYSLOPES ROAD KALLISTA VIC 3791	\$987,500	07-Mar-25
30 OLD COONARA ROAD OLINDA VIC 3788	\$1,000,000	14-Mar-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: 19 June 2025



43 KALLISTA-EMERALD ROAD THE PATCH VIC 3792

Sold Price

RS\$1,050,000

Sold Date

26-Apr-25

4

2

2

Distance

3.28km



5 SUNNYSLOPES ROAD KALLISTA VIC 3791

Sold Price

\$987,500

Sold Date

07-Mar-25

5

2

2

Distance

2.75km



30 OLD COONARA ROAD OLINDA VIC 3788

Sold Price

\$1,000,000

Sold Date

14-Mar-25

4

1

-

Distance

1.84km

RS = Recent sale UN = Undisclosed Sale

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