

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

22 McCue Road, 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 \$699,000 or range between \$* & \$

Median sale price

Median price \$460,000 Property type House Suburb Kalimna

Period - From Sep 2024 to Aug 2025 Source realestate.com

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
1. 36 McCue Road, Kalimna VIC 3909	\$ 650,000	10 June 2025
2. 10 Margaret Court, Kalimna VIC 3909	\$ 625,000	25 Jan 2025
3. 79 Albatross Road, Kalimna VIC 3909	\$ 695,000	9 May 2025

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: Tuesday 9th September 2025

Comparable Sales

1	36 MCCUE ROAD KALIMNA VIC 3909	Sold	\$650,000
	3 2 2 861m ² 192m ² Year Built 2013 DOM 309 Sold Date 10-Jun-25 Distance 0.16km First Listing \$695,000 Last Listing \$650,000		
2	10 MARGARET COURT KALIMNA VIC 3909	Sold	\$625,000
	3 2 2 840m ² 154m ² Year Built 2021 DOM 146 Sold Date 25-Jan-25 Distance 0.21km First Listing \$665,000 Last Listing \$635,000		
3	79 ALBATROSS ROAD KALIMNA VIC 3909	Sold	\$695,000
	4 2 2 668m ² 202m ² Year Built 2020 DOM - Sold Date 09-May-25 Distance 0.41km First Listing \$755,000 Last Listing \$755,000		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality