

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 or
locality and postcode

23 Furphy Avenue, Kialla 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price 585,000

or range between \$

&

\$

Median sale price

Median price 680,000

Property type all

Suburb Kialla, Vic 3631

Period - From Sep 2024

to

Aug 2025

Source Realestate.com.au

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
1/20 Hoopers Road, Kialla	\$ 600,000	Feb 2025
11 Vickers Street, Kialla	\$ 625,000	July 2024
34 Balmoral Street, Kialla	\$ 465,000	Oct 2024

This Statement of Information was prepared on: 2/09/2025