

## 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

24 BLOODWOOD STREET KALKALLO VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Kalkallo

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 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12 BLOODWOOD STREET KALKALLO VIC 3064 | \$722,000 | 03-Nov-25 |
| 16 LUMIN BOULEVARD KALKALLO VIC 3064  | \$750,000 | 28-Aug-25 |
| 36 YORKVILLE ROAD KALKALLO VIC 3064   | \$745,000 | 05-Jun-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: 14 November 2025

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**12 BLOODWOOD STREET  
KALKALLO VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$722,000** Sold Date **03-Nov-25**

Distance **0km**



**16 LUMIN BOULEVARD KALKALLO  
VIC 3064**

4 - -

Sold Price

**\$750,000** Sold Date **28-Aug-25**

Distance **0km**



**36 YORKVILLE ROAD KALKALLO  
VIC 3064**

4 2 2

Sold Price

**\$745,000** Sold Date **05-Jun-25**

Distance **0.47km**



**24 KNOCKTURN ROAD KALKALLO  
VIC 3064**

4 2 2

Sold Price

**\$720,000** Sold Date **05-Jun-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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