

## 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

26 XENON ROAD 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

\$560,000

&

\$585,000

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 7 MARYLAND ROAD KALKALLO VIC 3064 | \$579,000 | 01-Sep-25 |
| 24 TIMES STREET KALKALLO VIC 3064 | \$590,000 | 27-Mar-25 |
| 5 FIRNBERG ROAD KALKALLO VIC 3064 | \$600,000 | 15-Aug-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: 28 November 2025


**7 MARYLAND ROAD KALKALLO VIC 3064**
 3  2  2

Sold Price

**\$579,000**

Sold Date

**01-Sep-25**

Distance

**0.69km**

**24 TIMES STREET KALKALLO VIC 3064**
 3  2  2

Sold Price

**\$590,000**

Sold Date

**27-Mar-25**

Distance

**0.96km**

**5 FIRNBERG ROAD KALKALLO VIC 3064**
 3  2  2

Sold Price

**\$600,000**

Sold Date

**15-Aug-25**

Distance

**0.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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