

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

3 ERITH LANE KALORAMA VIC 3766

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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,000

Property type

House

Suburb

Kalorama

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 PANORAMA ROAD KALORAMA VIC 3766	\$1,170,000	27-Aug-25
7-9 CAROLINE CRESCENT KALORAMA VIC 3766	\$1,135,000	15-Oct-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 November 2025



**7 PANORAMA ROAD KALORAMA
VIC 3766**

4 4 2

Sold Price

\$1,170,000

Sold Date **27-Aug-25**

Distance **1.38km**



**7-9 CAROLINE CRESCENT
KALORAMA VIC 3766**

4 1 -

Sold Price

^{RS} **\$1,135,000**

Sold Date **15-Oct-25**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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