

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 NASTURIUM STREET KALKALLO VIC 3064

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

\$565,000

&

\$621,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Kalkallo

Period-from

01 Aug 2024

to

31 Jul 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

8 CONEBUSH STREET KALKALLO VIC 3064	\$620,000	26-Apr-25
12 MAGNESIUM ROAD KALKALLO VIC 3064	\$620,000	29-Jul-25
18 NASTURIUM STREET KALKALLO VIC 3064	\$620,000	26-May-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: 11 August 2025



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**8 CONEBUSH STREET KALKALLO
VIC 3064**

4 2 2

Sold Price

\$620,000

Sold Date

26-Apr-25

Distance

0.3km



**12 MAGNESIUM ROAD KALKALLO
VIC 3064**

4 2 2

Sold Price

^{RS} **\$620,000**

Sold Date

29-Jul-25

Distance

0.33km



**18 NASTURIUM STREET KALKALLO
VIC 3064**

4 2 2

Sold Price

\$620,000

Sold Date

26-May-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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