

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

4 KITCHENER ROAD TECOMA VIC 3160

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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,750

Property type

House

Suburb

Tecoma

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

2 MENLO AVENUE TECOMA VIC 3160	\$1,020,000	30-May-25
106 ALEXANDER AVENUE UPWEY VIC 3158	\$990,000	16-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 November 2025



2 MENLO AVENUE TECOMA VIC 3160

Sold Price

\$1,020,000

Sold Date

30-May-25

3

2

-

Distance

0.62km



106 ALEXANDER AVENUE UPWEY VIC 3158

Sold Price

\$990,000

Sold Date

16-May-25

4

2

-

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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