

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 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

House

Suburb

Kalkallo

Period-from

01 Sep 2024

to

31 Aug 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 NASTURIUM STREET KALKALLO VIC 3064	\$350,000	24-Jun-24
163 ANTARES PARADE KALKALLO VIC 3064	\$403,000	13-Feb-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: 22 September 2025



12 NASTURIUM STREET KALKALLO VIC 3064 Sold Price **\$350,000** Sold Date **24-Jun-24**

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Distance **0.05km**



163 ANTARES PARADE KALKALLO VIC 3064 Sold Price **\$403,000** Sold Date **13-Feb-25**

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Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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