pricefinder

COMPARATIVE MARKET ANALYSIS

14 RAILWAY PARADE, KALKALLO, VIC 3064

PREPARED BY MANISH GUPTA, MCG REAL ESTATE, PHONE: 450654363

Rajinder Singh & Maninder Kaur Matharu
14 Railway Parade
Kalkallo, VIC, 3064

MANISH GUPTA
MCG Real Estate
Phone: 450654363
Office Phone: 0481878424
Email: manish@mcgrealestate.com.au

14 RAILWAY PARADE, KALKALLO, VIC 3064



Owner Details

Owner Name(s):	THE PROPRIETORS		
Owner Address:	N/A		
Phone(s):		Owner Type:	Owner Occupied

Property Details

4 2 2

Property Type:	House - N/A		
RPD:	33620//PS845608 (12615504)		
		Area:	400 m²
		Area $/m2:	$1,010
Land Use:	VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT	Water/Sewerage:	
Zoning		Property ID:	1520426900 /
Council:	HUME CITY	UBD Ref:	UBD Ref:
Features:	Build Yr: 2026, Storeys: 1, Ensuite, Garage, Built in Robes, Modern Kitchen, Air Conditioned, Entertainment Area		

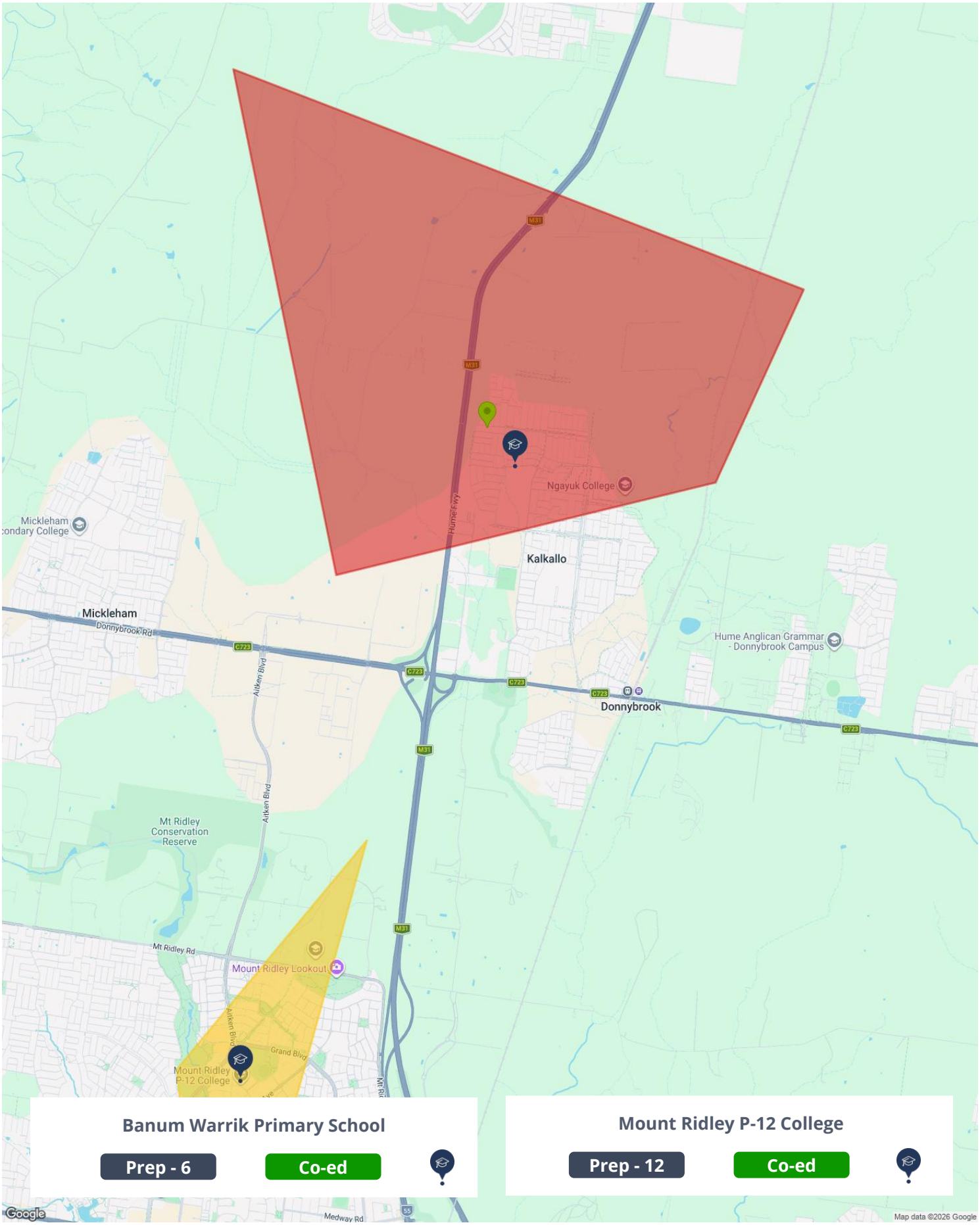
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 403,000	11/11/2025	THE PROPRIETORS	400 m²	Normal Sale	No

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

pricefinder

School Catchment Areas



Banum Warrik Primary School

Prep - 6 | Co-ed

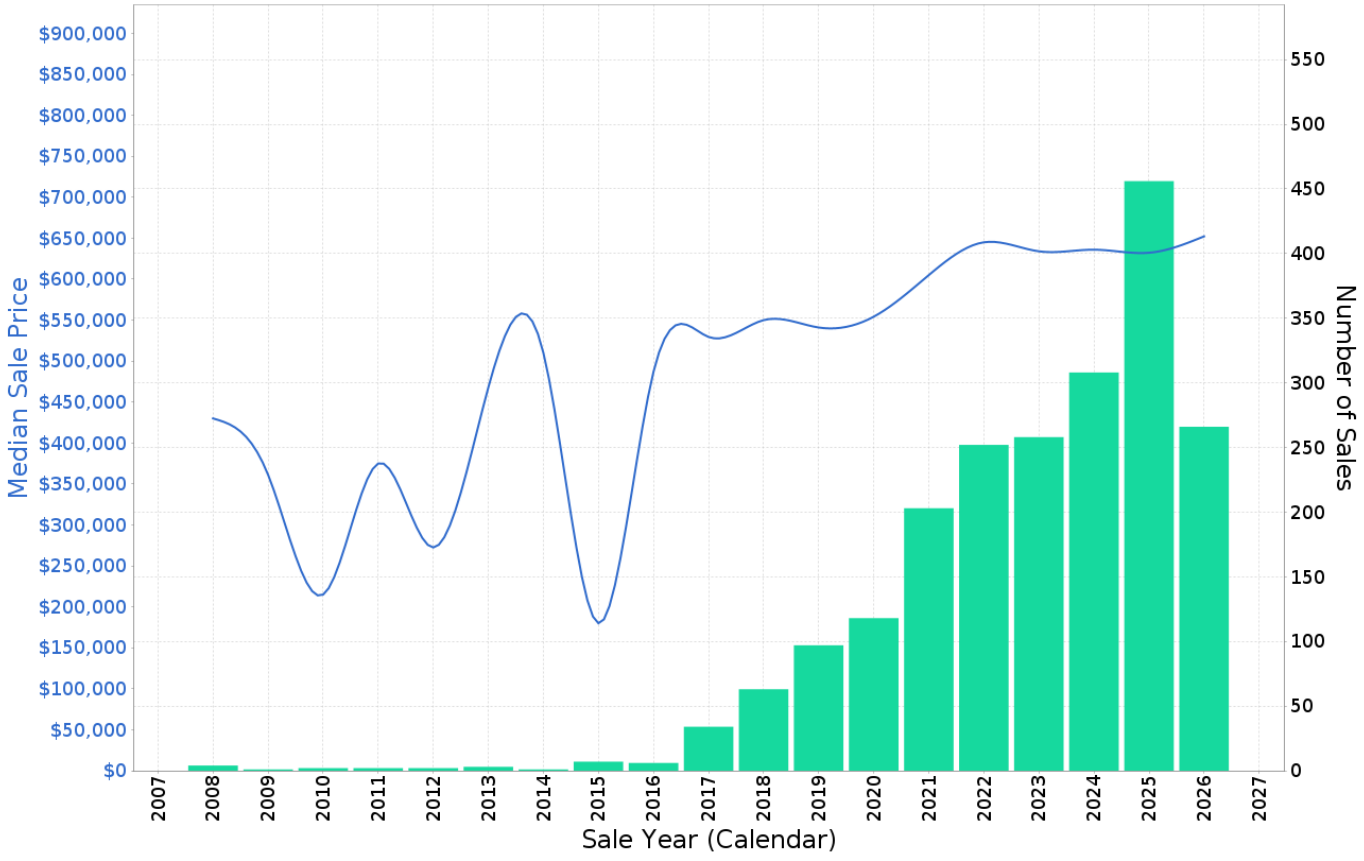
Mount Ridley P-12 College

Prep - 12 | Co-ed

pricefinder

Sales & Growth Chart (House)

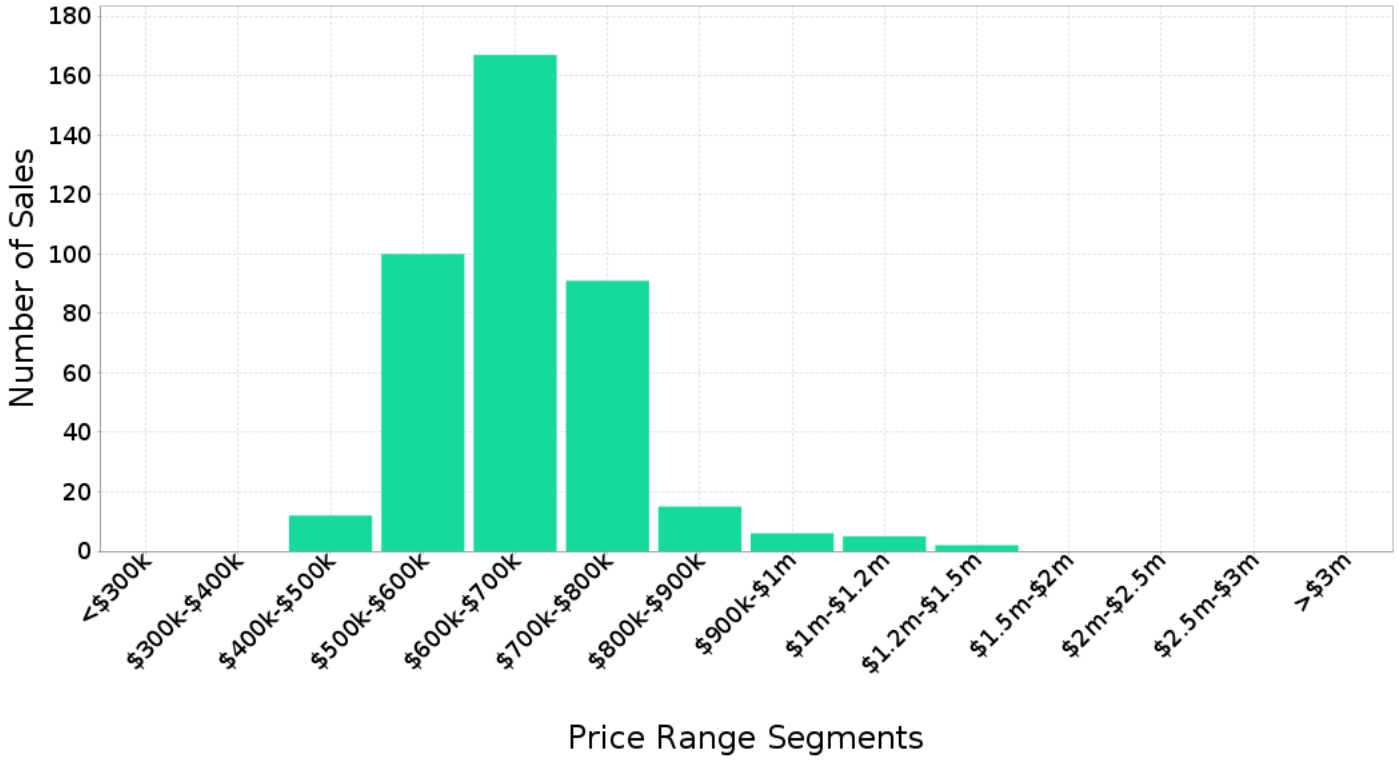
Year	No. of Sales	Average	Median	Growth	Low	High
2008	4	$ 470,000	$ 430,000		$ 350,000	$ 670,000
2009	1	$ 361,000	$ 361,000	-16.0 %	$ 361,000	$ 361,000
2010	2	$ 215,000	$ 215,000	-40.4 %	$ 160,000	$ 270,000
2011	2	$ 375,000	$ 375,000	74.4 %	$ 280,000	$ 470,000
2012	2	$ 272,500	$ 272,500	-27.3 %	$ 225,000	$ 320,000
2013	3	$ 559,334	$ 468,002	71.7 %	$ 450,000	$ 760,000
2014	1	$ 510,000	$ 510,000	9.0 %	$ 510,000	$ 510,000
2015	7	$ 256,143	$ 180,000	-64.7 %	$ 156,000	$ 730,000
2016	6	$ 554,833	$ 487,000	170.6 %	$ 400,000	$ 985,000
2017	34	$ 539,274	$ 529,450	8.7 %	$ 234,000	$ 849,000
2018	63	$ 549,817	$ 550,000	3.9 %	$ 330,000	$ 1,220,000
2019	97	$ 533,725	$ 541,000	-1.6 %	$ 275,000	$ 1,100,000
2020	118	$ 551,832	$ 554,200	2.4 %	$ 324,000	$ 850,000
2021	203	$ 630,882	$ 605,000	9.2 %	$ 313,000	$ 1,950,000
2022	252	$ 692,313	$ 645,000	6.6 %	$ 429,104	$ 4,100,000
2023	258	$ 668,311	$ 634,000	-1.7 %	$ 370,000	$ 6,500,000
2024	308	$ 648,703	$ 636,000	0.3 %	$ 300,000	$ 1,270,000
2025	456	$ 663,872	$ 632,250	-0.6 %	$ 372,727	$ 6,822,728
2026	266	$ 657,017	$ 652,250	3.2 %	$ 425,000	$ 1,060,000



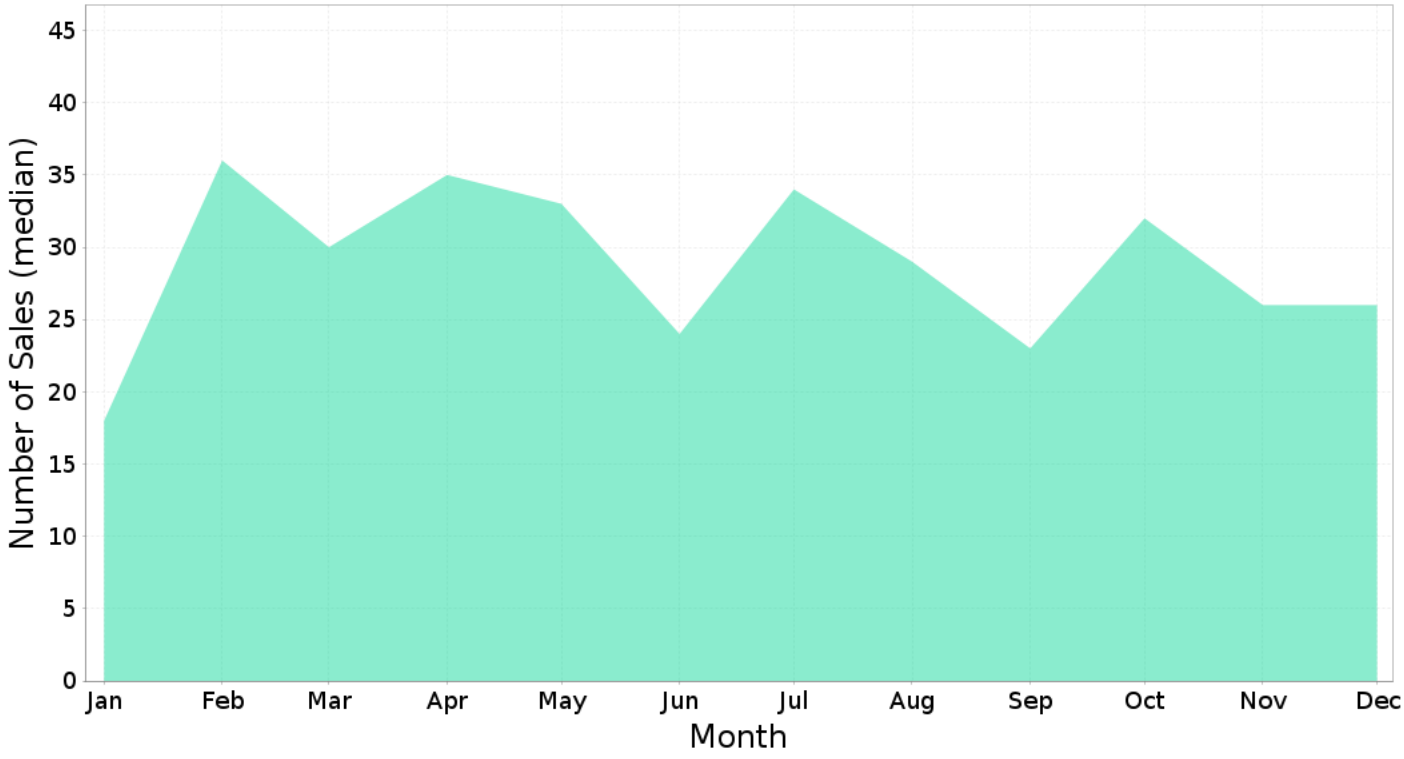
© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

pricefinder

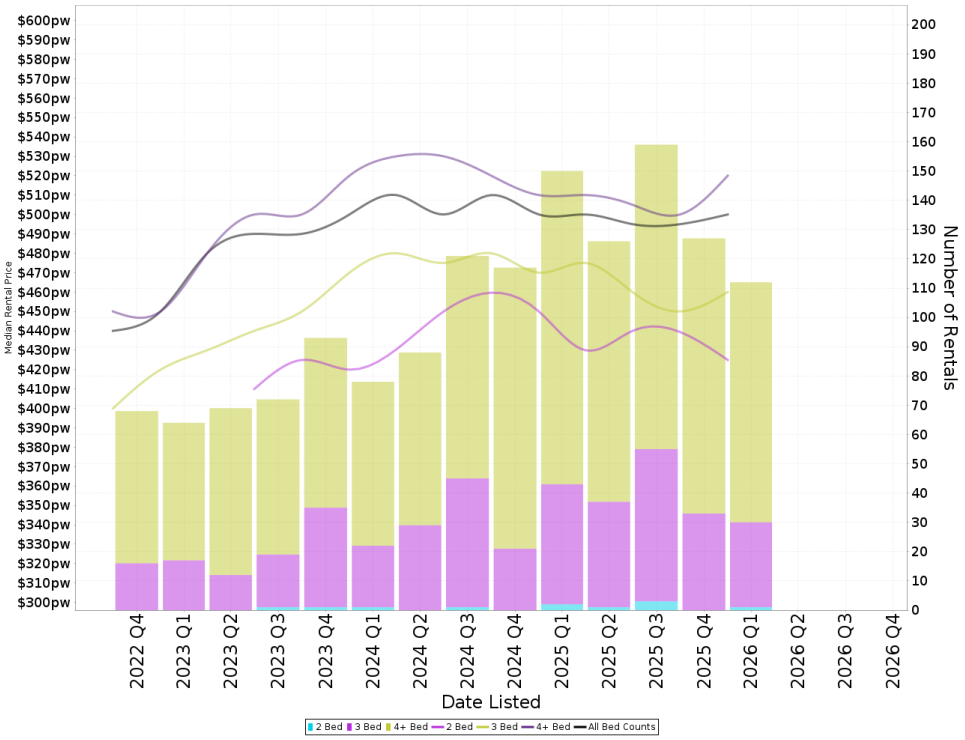
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.8%

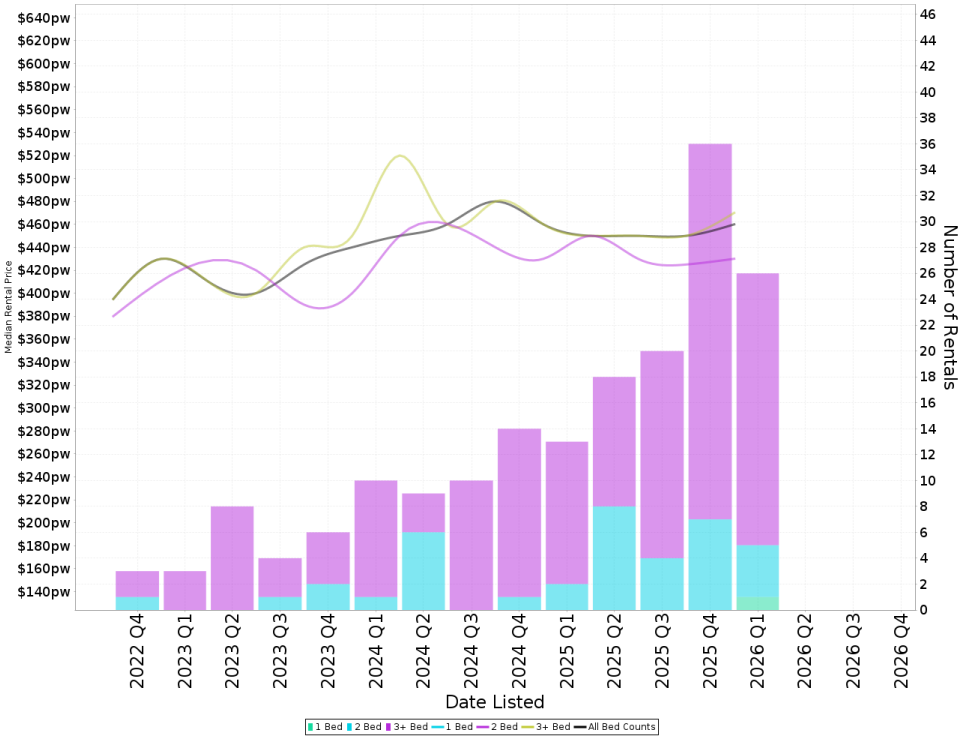
Current Median Price: $652,750
Previous Median Price: $635,000
Based on 802 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $652,750
Current Median Rent: $500
Based on 239 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

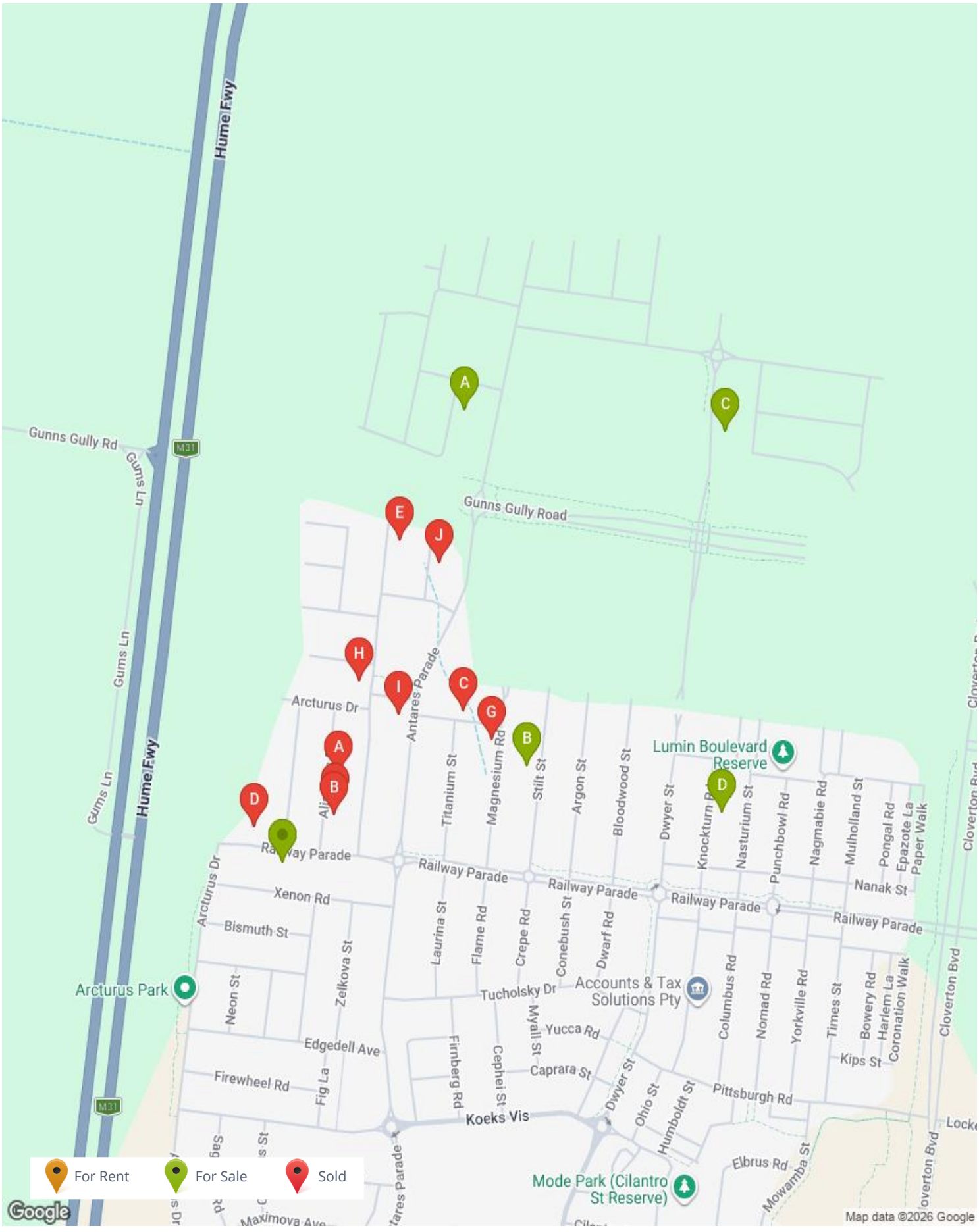
N/A

Suburb Rental Yield

N/A

pricefinder

Comparable Properties Map



pricefinder

Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is $690,000 and the highest for sale price is $916,600 with a median sale price of $777,500. Days listed ranges from 19 to 380 days with the average currently at 113 days for these selected properties.

5 ANDESTIC RD, BEVERIDGE 3753

Distance from Property: 783m | 4 | 2 | 2



Property Type: House
Area: 392 m²
RPD: 60514//PS923531

Features:

Current List Price: **$780,000 - $810,000**
First List Price: $780,000 - $810,000
Date Listed: 15/10/2026 Days Listed: **19 Days**
Listed Price Change:

A

21 STILT ST, KALKALLO 3064

Distance from Property: 448m | 4 | 2 | 2



Property Type: House
Area: 400 m²
RPD: 32874//PS905616

Features: BUILD YR: 2026, STOREYS: 1

Current List Price: **Call before it's SOLD !!**
First List Price: Call before it's SOLD !!
Date Listed: 15/10/2026 Days Listed: **20 Days**
Listed Price Change:

B

426 DWYER ST, BEVERIDGE 3753

Distance from Property: 1km | 4 | 2 | 2



Property Type: House
Area: 400 m² (353 m²)
RPD: 61508//PS927196

Features:

Current List Price: **$916,600 - Fixed Price - Full**
First List Price: $916,600 - Fixed Price - Full Turnkey
Date Listed: 30/09/2026 Days Listed: **35 Days**
Listed Price Change:

C

16 KNOCKTURN RD, KALKALLO 3064

Distance from Property: 762m | 4 | 2 | 4



Property Type: House
Area: 392 m² (25 m²)
RPD: 37126//PS900097

Features:

Current List Price: **$699,000 - $750,000**
First List Price: $730,000 - $760,000
Date Listed: 20/10/2025 Days Listed: **380 Days**
Listed Price Change: **-9.2%**

D

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

pricefinder

Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is $555,000 and the highest sale price is $819,900 with a median sale price of $647,500.

16 ALISTERUS RD, KALKALLO, VIC 3064

Distance from Property: 171m 4 2 1



Property Type: House
Area: 263 m²
Area $/m2: $2,110
RPD: 33218//PS905623

Features:

Sale Price: **$555,000 (Normal Sale)**
Sale Date: 26/09/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

A

6 ALISTERUS RD, KALKALLO, VIC 3064

Distance from Property: 116m 4 2 2



Property Type: House
Area: 294 m²
Area $/m2: $2,245
RPD: 33223//PS905623

Features:

Sale Price: **$660,000 (Normal Sale)**
Sale Date: 18/09/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

B

11 CURRAWONG ST, KALKALLO, VIC 3064

Distance from Property: 394m 4 2 2



Property Type: House
Area: 294 m²
Area $/m2: $2,160
RPD: 32805//PS905616

Features:

Sale Price: **$635,000 (Normal Sale)**
Sale Date: 12/09/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

C

5 RAILWAY PDE, KALKALLO, VIC 3064

Distance from Property: 76m 4 3 2



Property Type: House
Area: 392 m²
Area $/m2: $1,849
RPD: 33603//PS845608

Features: BUILD YR: 2026, HIGHSET, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

Sale Price: **$725,000 (Normal Sale)**
Sale Date: 31/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

D

66 TUNGSTEN DR, KALKALLO, VIC 3064

Distance from Property: 549m 4 2 2



Property Type: House
Area: 350 m²
Area $/m2: $1,800
RPD: 37721//PS920920

Features:

Sale Price: **$630,000 (Normal Sale)**
Sale Date: 13/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

E

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

pricefinder

8 ALISTERUS RD, KALKALLO, VIC 3064

Distance from Property: 127m 4 2 2



Property Type: House
Area: 294 m²
Area $/m2: $2,286
RPD: 33222//PS905623

Sale Price: **$672,000 (Normal Sale)**
Sale Date: 10/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2026, HIGHSET, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

F

18 CURRAWONG ST, KALKALLO, VIC 3064

Distance from Property: 409m 4 2 2



Property Type: House
Area: 374 m²
Area $/m2: $1,690
RPD: 32839//PS905616

Sale Price: **$632,000 (Normal Sale)**
Sale Date: 07/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

G

35 TUNGSTEN DR, KALKALLO, VIC 3064

Distance from Property: 316m 4 2 2



Property Type: House
Area: 350 m² (208 m²)
Area $/m2: $2,185($3,677)
RPD: 37703//PS920920

Sale Price: **$764,900 (Normal Sale)**
Sale Date: 07/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

H

189 ANTARES PDE, KALKALLO, VIC 3064

Distance from Property: 307m 4 2 2



Property Type: House
Area: 448 m² (251 m²)
Area $/m2: $1,830($3,267)
RPD: 32933//PS905621

Sale Price: **$819,900 (Normal Sale)**
Sale Date: 05/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:

I

103 TUNGSTEN DR, KALKALLO, VIC 3064

Distance from Property: 547m 4 2 2



Property Type: House
Area: 262 m² (200 m²)
Area $/m2: $2,412($3,160)
RPD: 37741//PS920920

Sale Price: **$632,000 (Normal Sale)**
Sale Date: 05/08/2026 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: GARAGE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: INTERCOM, DISHWASHER, SECURITY SYSTEM

J

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

14 RAILWAY PARADE, KALKALLO, VIC 3064



Appraisal Price

This market analysis has been prepared on 03/11/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$760,000 to $780,000

Contact your agent for further information:

Agent Name:	MANISH GUPTA
Mobile:	450654363
Office:	MCG Real Estate
Office Phone:	0481878424
Email:	manish@mcgrealestate.com.au