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	8 LITORIA WAY 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	$595,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,000	Property type	House	Suburb	Kalkallo
Period-from	01 Oct 2024	to	30 Sep 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 STRINGYBARK DRIVE DONNYBROOK VIC 3064	575000	30-Aug-25
27 LEAFSPRING ROAD DONNYBROOK VIC 3064	605000	20-Jun-25
5 FIRNBERG ROAD KALKALLO VIC 3064	600000	15-Aug-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: 18 October 2025

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8 STRINGYBARK DRIVE DONNYBROOK VIC 3064

3 2 2

Sold Price RS 575000 Sold Date 30-Aug-25

Distance 0.89km



27 LEAFSPRING ROAD DONNYBROOK VIC 3064

3 2 2

Sold Price 605000 Sold Date 20-Jun-25

Distance 1.93km



5 FIRNBERG ROAD KALKALLO VIC 3064

3 2 2

Sold Price 600000 Sold Date 15-Aug-25

Distance 1.71km

RS = Recent sale **UN** = Undisclosed Sale

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