

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

10 Erith Lane, Kalorama Vic 3766

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$923,500 Property Type House Suburb Kalorama

Period - From 27/10/2024 to 26/10/2025 Source Property Data

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 six 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
1	16 Browns Rd MONTROSE 3765	\$1,280,000	15/06/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on: 27/10/2025 15:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
27/10/2024 - 26/10/2025: \$923,500

Comparable Properties



16 Browns Rd MONTROSE 3765 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 15/06/2025
Property Type: House (Res)
Land Size: 2268 sqm approx

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 six months.

Account - Barry Plant | P: 03 9735 3300



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