

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 ROSCOE AVENUE 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,750

Property type

House

Suburb

Kalkallo

Period-from

01 May 2025

to

30 Apr 2026

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

41 CROMARTY CRESCENT KALKALLO VIC 3064	766000	24-Mar-26
98 ARCTURUS DRIVE KALKALLO VIC 3064	751000	22-Feb-26
9 FADARO STREET KALKALLO VIC 3064	777000	11-Feb-26

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: 04 May 2026

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**41 CROMARTY CRESCENT
 KALKALLO VIC 3064**

 4  2  2

Sold Price

^{RS} **766000**

Sold Date **24-Mar-26**

Distance **0.67km**



**98 ARCTURUS DRIVE KALKALLO
 VIC 3064**

 4  2  2

Sold Price

751000

Sold Date **22-Feb-26**

Distance **1.18km**



**9 FADARO STREET KALKALLO VIC
 3064**

 4  2  2

Sold Price

777000

Sold Date **11-Feb-26**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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