

## 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

3 CHRISTIAN GROVE KALLISTA VIC 3791

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Kallista

Period-from

01 Jun 2025

to

31 May 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

13 CHRISTIAN GROVE KALLISTA VIC 3791	\$815,000	16-Feb-25
5 HALCYON AVENUE THE PATCH VIC 3792	\$751,000	03-Apr-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: 10 June 2026

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**13 CHRISTIAN GROVE KALLISTA  
VIC 3791**

2 1 1

Sold Price

**\$815,000**

Sold Date

**16-Feb-25**

Distance

**0.13km****5 HALCYON AVENUE THE PATCH  
VIC 3792**

3 1 1

Sold Price

**\$751,000**

Sold Date

**03-Apr-25**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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