

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

2 DANZIG STREET 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

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Kalkallo

Period-from

01 Aug 2024

to

31 Jul 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 CILANTRO STREET KALKALLO VIC 3064	\$620,000	02-Aug-25
10 NOMAD ROAD KALKALLO VIC 3064	\$625,000	24-Mar-25
28 GUNDAGAI CIRCUIT KALKALLO VIC 3064	\$635,000	18-Jun-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: 11 August 2025



8 CILANTRO STREET KALKALLO VIC 3064

 4  2  2

Sold Price

^{RS} **\$620,000** Sold Date **02-Aug-25**

Distance **0.34km**



10 NOMAD ROAD KALKALLO VIC 3064

 4  2  2

Sold Price

\$625,000 Sold Date **24-Mar-25**

Distance **0.41km**



28 GUNDAGAI CIRCUIT KALKALLO VIC 3064

 4  2  2

Sold Price

\$635,000 Sold Date **18-Jun-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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