

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 TUGLOW PLACE 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

\$670,000

&

\$680,000

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

9 BUNTING CRESCENT KALKALLO VIC 3064	\$680,000	08-Apr-25
14 BITTERSWEET DRIVE KALKALLO VIC 3064	\$675,000	10-Feb-25
2 BITTERSWEET DRIVE KALKALLO VIC 3064	\$678,000	17-Apr-24

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.~~

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**9 BUNTING CRESCENT KALKALLO
VIC 3064**

4 2 2

Sold Price

\$680,000

Sold Date

08-Apr-25

Distance

0.46km



**14 BITTERSWEET DRIVE
KALKALLO VIC 3064**

4 2 2

Sold Price

\$675,000

Sold Date

10-Feb-25

Distance

0.49km



**2 BITTERSWEET DRIVE KALKALLO
VIC 3064**

4 2 2

Sold Price

\$678,000

Sold Date

17-Apr-24

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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