

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

12 ASHNOVA 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Kalkallo

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

11 GUAVA STREET KALKALLO VIC 3064	\$627,500	22-Nov-25
10 BLAYNEY STREET KALKALLO VIC 3064	\$640,000	29-May-26
5 OCTAVIA STREET KALKALLO VIC 3064	\$643,000	21-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: 09 June 2026

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11 GUAVA STREET KALKALLO VIC 3064

Sold Price

\$627,500

Sold Date **22-Nov-25**

3 2 2

Distance **1.19km**



10 BLAYNEY STREET KALKALLO VIC 3064

Sold Price

^{RS} **\$640,000**

Sold Date **29-May-26**

3 2 2

Distance **1.47km**



5 OCTAVIA STREET KALKALLO VIC 3064

Sold Price

\$643,000

Sold Date **21-Jun-25**

3 2 2

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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