

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

7 AJAX ROAD 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

\$385,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Mar 2025

to

28 Feb 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

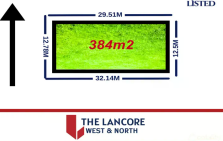
Date of sale

8 LUMIN BOULEVARD KALKALLO VIC 3064	\$388,500	19-Sep-25
54 LUMIN BOULEVARD KALKALLO VIC 3064	\$377,500	31-Oct-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: 17 March 2026



8 LUMIN BOULEVARD KALKALLO
VIC 3064

Sold Price **\$388,500** Sold Date **19-Sep-25**

Distance **1.09km**





54 LUMIN BOULEVARD KALKALLO
VIC 3064

Sold Price **\$377,500** Sold Date **31-Oct-25**

Distance **1.09km**



RS = Recent sale

UN = Undisclosed Sale

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