

STATEMENT OF INFORMATION

105 LAWS DRIVE, KIALLA VIC 3631

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PRICE RANGE

\$1,200,000 to \$1,300,000

4

BEDS

2

BATHS

2

CARS

PROPERTY OFFERED FOR SALE

105 LAWS DRIVE, KIALLA VIC 3631

4

BEDS

2

BATHS

2

CARS

INDICATIVE SELLING PRICE

\$1,200,000 to \$1,300,000

Price Range

consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$682,500

KIALLA / House

Last 12 months to 15 May 2026

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

A

126 RIVER ROAD, KIALLA VIC 3631

Sale Date: 10/12/2025

Distance: 4.1km

\$1,040,000

4

BEDS

2

BATHS

2

CARS

B

5 WARTOOK COURT, KIALLA VIC 3631

Sale Date: 7/11/2025

Distance: 4.4km

\$980,000

4

BEDS

2

BATHS

2

CARS

C

100 WARANGA DRIVE, KIALLA VIC 3631

Sale Date: 12/03/2026

Distance: 4.7km

\$900,000

4

BEDS

2

BATHS

4

CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **105 LAWS DRIVE, KIALLA VIC 3631**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,200,000 to \$1,300,000

Median sale price

Median price	\$682,500	Property type	House	Suburb	KIALLA
Period	Last 12 months to 15 May 2026	Source	PropTrack / realestate.com.au		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
126 RIVER ROAD, KIALLA VIC 3631	\$1,040,000	10/12/2025
5 WARTOOK COURT, KIALLA VIC 3631	\$980,000	7/11/2025
100 WARANGA DRIVE, KIALLA VIC 3631	\$900,000	12/03/2026

This Statement of Information was prepared on: 15/05/2026