3/6 Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	58 Margot Circuit, Kalkallo, 3064

Indicative selling price

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

	or range between	$695,000	&	$725,000

Median sale price

Median price	$641,100	Property type	House	Suburb	Kalkallo
Period - From	October 2024	to	September 2025	Source	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
24 Knockturn Road, Kalkallo	$720,000	30/07/2025
23 Pongal Road, Kalkallo	$710,000	24/07/2025
90 Lumin Boulevard, Kalkallo	$756,000	13/06/2025

This Statement of Information was prepared on: 27th October 2025