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	77 Toyon Road, Kalkallo VIC 3064

Indicative selling price

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

Single price	$699,950

Median sale price

Median price	$635,000	Property Type	House	Suburb	Kalkallo
Period - From	15/10/2025	to	14/04/2026	Source	price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Brucato Road Kalkallo VIC	$700,000	15/02/2026
11 Octavia Street Kalkallo VIC	$695,000	09/12/2025
139 Antares Parade Kalkallo VIC	$692,500	16/01/2026

This Statement of Information was prepared on: 16/04/2026