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 and postcode	10 KILMORY CLOSE GROVEDALE VIC 3216

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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	House	Suburb	Grovedale
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 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
9 CORNBURY MEWS GROVEDALE VIC 3216	$648,000	16-Dec-25
31 KILLARNEY AVENUE GROVEDALE VIC 3216	$705,000	03-Feb-26
12 DREWS ROAD MARSHALL VIC 3216	$710,000	04-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 March 2026

THE AGENCY
The Agency Admin
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9 CORNBURY MEWS GROVEDALE VIC 3216
3 2 2
Sold Price **$648,000** Sold Date **16-Dec-25**
Distance **0.26km**



31 KILLARNEY AVENUE GROVEDALE VIC 3216
3 2 2
Sold Price RS **$705,000** Sold Date **03-Feb-26**
Distance **0.72km**



12 DREWS ROAD MARSHALL VIC 3216
3 1 2
Sold Price RS **$710,000** Sold Date **04-Feb-26**
Distance **0.92km**



42 GROVE ROAD MARSHALL VIC 3216
4 2 2
Sold Price **$710,000** Sold Date **05-Dec-25**
Distance **0.9km**



14 PERRETT STREET GROVEDALE VIC 3216
3 1 1
Sold Price **$670,000** Sold Date **03-Dec-25**
Distance **0.87km**



14 CORNBURY MEWS GROVEDALE VIC 3216
3 2 2
Sold Price **$680,000** Sold Date **06-Jan-26**
Distance **0.28km**

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

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