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	14 Maximova Avenue, Kalkallo VIC 3064

Indicative selling price

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

Single price	$649,950

Median sale price

Median price	$646,000	Property Type	House	Suburb	Kalkallo
Period - From	20/01/2026	to	19/07/2026	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
7 Taketa Way Kalkallo VIC	$650,000	01/04/2026
23 Railway Parade Kalkallo VIC	$645,000	06/03/2026
5 Sagittarii Road Kalkallo VIC	$640,000	20/04/2026

This Statement of Information was prepared on: 21/07/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.