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	16 Euclid Road, Kalkallo VIC 3064

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $640,000 Property Type House Suburb Kalkallo

Period - From 28/02/2025 to 27/08/2025 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
18 Dodson Way Kalkallo VIC	$675,000	14/08/2025
12 Klandy Drive Kalkallo VIC	$657,000	23/06/2025
9 Bunting Crescent Kalkallo VIC	$680,000	08/04/2025

This Statement of Information was prepared on: 28/08/2025