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	1188 MT DANDENONG TOURIST ROAD KALORAMA VIC 3766

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	$990,000	&	$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$907,500	Property type	House	Suburb	Kalorama
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
7 INVERNESS ROAD MOUNT EVELYN VIC 3796	$995,500	15-Aug-25
1 JASPER ROAD KALORAMA VIC 3766	$990,000	15-May-25
5 PRIESTLEY CRESCENT MOUNT EVELYN VIC 3796	$995,000	13-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 October 2025

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7 INVERNESS ROAD MOUNT EVELYN VIC 3796

4 2 4

Sold Price RS $995,500 Sold Date 15-Aug-25

Distance 2.1km



1 JASPER ROAD KALORAMA VIC 3766

4 2 2

Sold Price $990,000 Sold Date 15-May-25

Distance 0.81km



5 PRIESTLEY CRESCENT MOUNT EVELYN VIC 3796

4 2 4

Sold Price $995,000 Sold Date 13-May-25

Distance 1.97km

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

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