

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

45 Moxham Drive, Kalkallo Vic 3064

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$647,000 Property Type House Suburb Kalkallo

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	73 Railway Pde KALKALLO 3064	\$852,500	12/07/2025
2	6 Mcinerney Rd KALKALLO 3064	\$770,000	19/05/2025
3	32 Design Way KALKALLO 3064	\$800,000	06/05/2025

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 17:20



Property Type: Land
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
June quarter 2025: \$647,000

Comparable Properties



73 Railway Pde KALKALLO 3064 (REI)

Agent Comments



Price: \$852,500
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 471 sqm approx



6 Mcinerney Rd KALKALLO 3064 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 512 sqm approx



32 Design Way KALKALLO 3064 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 448 sqm approx