## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	45 Moxham Drive, Kalkallo Vic 3064
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$647,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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## HAUGHTON STOTTS





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)



Price: \$800,000 Method: Private Sale Date: 06/05/2025 Property Type: House

Land Size: 448 sqm approx

**Agent Comments** 

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374





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