

### 3/6 Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

58 Margot Circuit, Kalkallo, 3064

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

or range between \$735,000 & \$755,000

#### Median sale price

Median price \$640,100 Property type House Suburb Kalkallo

Period - From September 2024 to August 2025 Source Realestate.com.au

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 Knockturn Road, Kalkallo	\$720,000	30/07/2025
23 Pongal Road, Kalkallo	\$710,000	24/07/2025
90 Lumin Boulevard, Kalkallo	\$756,000	13/06/2025

This Statement of Information was prepared on: 3<sup>rd</sup> September 2025