

## 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

12 GREAVES CRESCENT KALKALLO VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Kalkallo

Period-from

01 Jun 2025

to

31 May 2026

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

4 FITZPATRICK CIRCUIT KALKALLO VIC 3064	\$620,000	23-Apr-26
14 PIPPA WAY KALKALLO VIC 3064	\$607,000	21-Apr-26
17 WHISTLER CIRCUIT KALKALLO VIC 3064	\$610,000	02-Apr-26

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: 12 June 2026



#### 4 FITZPATRICK CIRCUIT KALKALLO VIC 3064

3 2 2

Sold Price <sup>RS</sup> **\$620,000** Sold Date **23-Apr-26**

Distance **0.91km**



#### 14 PIPPA WAY KALKALLO VIC 3064

3 2 2

Sold Price <sup>RS</sup> **\$607,000** Sold Date **21-Apr-26**

Distance **0.19km**



#### 17 WHISTLER CIRCUIT KALKALLO VIC 3064

3 2 2

Sold Price **\$610,000** Sold Date **02-Apr-26**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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