

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 and
postcode

21 CABERNET STREET KIALLA VIC 3631

Indicative selling price

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

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Other

Suburb

Kialla

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 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

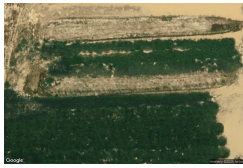
Date of sale

4 DOLCETTO COURT KIALLA VIC 3631	\$250,000	15-Oct-24
30 CABERNET STREET KIALLA VIC 3631	\$245,000	23-Jun-25
31 MALLACOOTA DRIVE KIALLA VIC 3631	\$260,000	30-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 October 2025


4 DOLCETTO COURT KIALLA VIC 3631

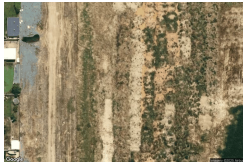
Sold Price

\$250,000

Sold Date

15-Oct-24
 -
  -
  -

Distance

0.09km

30 CABERNET STREET KIALLA VIC 3631

Sold Price

\$245,000

Sold Date

23-Jun-25
 -
  -
  -

Distance

0.09km

31 MALLACOOTA DRIVE KIALLA VIC 3631

Sold Price

\$260,000

Sold Date

30-May-25
 4
  2
  -

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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