

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

47 Cromarty Crescent, Kalkallo Vic 3064

Indicative selling price

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

Range between \$665,000 & \$705,000

Median sale price

Median price \$680,000 Property Type House Suburb Kalkallo

Period - From 01/10/2025 to 31/12/2025 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	25 Cromarty Cr KALKALLO 3064	\$680,000	10/10/2025
2	9 Cromarty Cr KALKALLO 3064	\$677,000	29/09/2025
3	14 Dianella Av KALKALLO 3064	\$700,000	24/09/2025

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:

10/03/2026 09:55



Property Type: House (Res)

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$665,000 - \$705,000

Median House Price

December quarter 2025: \$680,000

Comparable Properties



25 Cromarty Cr KALKALLO 3064 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 400 sqm approx



9 Cromarty Cr KALKALLO 3064 (REI/VG)

Agent Comments



Price: \$677,000

Method: Private Sale

Date: 29/09/2025

Property Type: House

Land Size: 448 sqm approx



14 Dianella Av KALKALLO 3064 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 448 sqm approx

Account - Mantello Real Estate | P: 0402 091 191