

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

3 ERITH LANE KALORAMA VIC 3766

Indicative selling price

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

Single Price

or range
between

\$1,070,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Kalorama

Period-from

01 Mar 2025

to

28 Feb 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

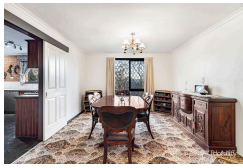
Date of sale

10 ERITH LANE KALORAMA VIC 3766	\$1,220,000	15-Dec-25
6 SCENIC CRESCENT KALORAMA VIC 3766	\$1,085,000	24-Sep-25
1188 MT DANDENONG TOURIST ROAD KALORAMA VIC 3766	\$1,100,000	15-Oct-25

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: 18 March 2026



10 ERITH LANE KALORAMA VIC 3766

Sold Price ^{RS} **\$1,220,000** Sold Date **15-Dec-25**

4 2 2

Distance **0.33km**



6 SCENIC CRESCENT KALORAMA VIC 3766

Sold Price **\$1,085,000** Sold Date **24-Sep-25**

4 2 3

Distance **0.69km**



1188 MT DANDENONG TOURIST ROAD KALORAMA VIC 3766

Sold Price **\$1,100,000** Sold Date **15-Oct-25**

4 2 2

Distance **0.71km**



5 OUTLOOK DRIVE KALORAMA VIC 3766

Sold Price ^{RS} **\$830,000** Sold Date **13-Nov-25**

4 2 2

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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