

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

4 FITZPATRICK CIRCUIT KALKALLO VIC 3064

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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Kalkallo

Period-from

01 Feb 2025

to

31 Jan 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

100 KELBERG ROAD KALKALLO VIC 3064	\$660,000	16-Oct-25
11 GUAVA STREET KALKALLO VIC 3064	\$627,500	22-Nov-25
2 FIREWHEEL ROAD KALKALLO VIC 3064	\$595,000	05-Dec-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: 10 February 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



**100 KELBERG ROAD KALKALLO
VIC 3064**

3 2 2

Sold Price

\$660,000

Sold Date

16-Oct-25

Distance

0.56km



**11 GUAVA STREET KALKALLO VIC
3064**

3 2 2

Sold Price

\$627,500

Sold Date

22-Nov-25

Distance

0.53km



**2 FIREWHEEL ROAD KALKALLO
VIC 3064**

3 2 2

Sold Price

\$595,000

Sold Date

05-Dec-25

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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