

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

1 JAVA COURT 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

or range
between

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Kialla

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 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

66 KERANG AVENUE KIALLA VIC 3631	\$290,000	11-Nov-25
8 SUNBIRD WAY KIALLA VIC 3631	\$285,000	06-Mar-25
39 MALMSBURY CRESCENT KIALLA VIC 3631	\$275,000	05-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: 16 February 2026



66 KERANG AVENUE KIALLA VIC 3631

Sold Price

\$290,000

Sold Date

11-Nov-25


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-

Distance

2.48km


8 SUNBIRD WAY KIALLA VIC 3631

Sold Price

\$285,000

Sold Date

06-Mar-25


-



-



-

Distance

2.67km


39 MALMSBURY CRESCENT KIALLA VIC 3631

Sold Price

\$275,000

Sold Date

05-May-25


-



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2

Distance

3.04km

RS = Recent sale

UN = Undisclosed Sale

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