

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 6 Firnberg Road, Kalkallo Vic 3064

Indicative selling price

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

Range between \$630,000 & \$655,000

Median sale price

Median price \$640,000 Property Type House Suburb Kalkallo

Period - From 17/03/2024 to 16/03/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

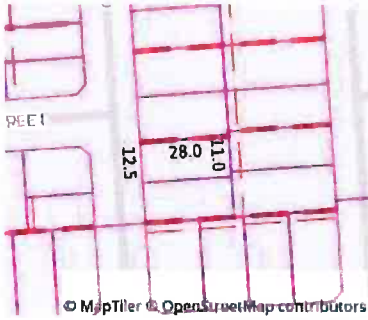
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Xenon Rd KALKALLO 3064	\$650,000	04/03/2025
2	10 Magnesium Rd KALKALLO 3064	\$630,000	18/02/2025
3	11 Knockturn Rd KALKALLO 3064	\$630,000	18/02/2025

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: 17/03/2025 09:48



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$655,000
Median House Price
17/03/2024 - 16/03/2025: \$640,000

Comparable Properties



13 Xenon Rd KALKALLO 3064 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 04/03/2025
Property Type: House (Res)



10 Magnesium Rd KALKALLO 3064 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 18/02/2025
Property Type: House



11 Knockturn Rd KALKALLO 3064 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 18/02/2025
Property Type: House

Account - Love & Co



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