

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

15 RED HILL ROAD MONBULK VIC 3793

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

\$970,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,000

Property type

House

Suburb

Monbulk

Period-from

01 Aug 2025

to

31 Jul 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

21 DAVID STREET MONBULK VIC 3793	\$1,007,000	26-May-26
10 MCALLISTER ROAD MONBULK VIC 3793	\$985,000	26-Mar-26
8 SUNNYSLOPES ROAD KALLISTA VIC 3791	\$1,003,000	25-Mar-26

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: 04 August 2026



21 DAVID STREET MONBULK VIC 3793

Sold Price

RS\$1,007,000

Sold Date

26-May-26

4

2

2

Distance

1.69km



10 MCALLISTER ROAD MONBULK VIC 3793

Sold Price

\$985,000

Sold Date

26-Mar-26

4

2

3

Distance

1.52km



8 SUNNYSLOPES ROAD KALLISTA VIC 3791

Sold Price

\$1,003,000

Sold Date

25-Mar-26

4

2

4

Distance

1.68km



4 ANDERSON STREET KALLISTA VIC 3791

Sold Price

\$1,060,000

Sold Date

18-Feb-26

3

2

1

Distance

2.05km



7 WEMBLEY ROAD KALLISTA VIC 3791

Sold Price

\$960,000

Sold Date

11-May-26

4

2

2

Distance

2.19km

RS = Recent sale UN = Undisclosed Sale

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