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	16 TANDOU 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	$825,000	&	$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Kialla
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 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
27 WHITTON AVENUE KIALLA VIC 3631	$815,000	22-Nov-25
21 MENINDEE CRESCENT KIALLA VIC 3631	$855,000	11-Feb-26
38 BURRUMBEET CRESCENT KIALLA VIC 3631	$880,000	24-Oct-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.~~

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Natalie Ryan
M 03583111800
E madi@gagliardiscott.com.au

27 WHITTON AVENUE KIALLA VIC 3631

4 2 2

Sold Price RS $815,000 Sold Date 22-Nov-25

Distance 0.96km

21 MENINDEE CRESCENT KIALLA VIC 3631

4 2 2

Sold Price RS $855,000 Sold Date 11-Feb-26

Distance 0.26km

38 BURRUMBEET CRESCENT KIALLA VIC 3631

4 2 2

Sold Price $880,000 Sold Date 24-Oct-25

Distance 1.46km

RS = Recent sale **UN** = Undisclosed Sale

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