

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

2 GREYBOX WAY 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Kialla

Period-from

01 Jun 2025

to

31 May 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

71 CIMMARON WAY KIALLA VIC 3631	\$740,000	13-Apr-26
74 SETTLERS DRIVE KIALLA VIC 3631	\$750,000	21-May-25
12 WARBLER STREET KIALLA VIC 3631	\$760,000	19-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: 24 June 2026



71 CIMMARON WAY KIALLA VIC 3631

 4  2  2

Sold Price

\$740,000

Sold Date

13-Apr-26

Distance

0.54km



74 SETTLERS DRIVE KIALLA VIC 3631

 4  2  2

Sold Price

\$750,000

Sold Date

21-May-25

Distance

0.62km



12 WARBLER STREET KIALLA VIC 3631

 3  2  2

Sold Price

\$760,000

Sold Date

19-May-25

Distance

2.35km

RS = Recent sale

UN = Undisclosed Sale

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