

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 2 KALLISTA ROAD, SPRINGVALE VIC 3171

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 \$870000 & \$957000

Median sale price

Median price \$905000 Property type HOUSE Suburb SPRINGVALE

Period - From 1/3/2025 to 31/3/2026 Source PRICEFINDER

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
6 KALLISTA ROAD, SPRINGVALE VIC 3171	\$920000	21/3/2026
27 HANLETH AVENUE, SPRINGVALE 3171	\$930000	13/12/2026
35 BERTHA STREET, SPRINGVALE VIC 3171	\$880000	30/1/2026

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: 9/4/2026