

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

3 SODIUM STREET KALKALLO VIC 3064

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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,750

Property type

House

Suburb

Kalkallo

Period-from

01 Apr 2025

to

31 Mar 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

6 SALADIN STREET KALKALLO VIC 3064	\$685,000	20-Oct-25
15 XENON ROAD KALKALLO VIC 3064	\$712,000	11-Oct-25
13 LUSCO STREET KALKALLO VIC 3064	\$725,000	08-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: 20 April 2026



6 SALADINA STREET KALKALLO VIC 3064 Sold Price **\$685,000** Sold Date **20-Oct-25**
 Distance **2.08km**

3 2 2



15 XENON ROAD KALKALLO VIC 3064 Sold Price **\$712,000** Sold Date **11-Oct-25**
 Distance **0.17km**

3 2 2



13 LUSCO STREET KALKALLO VIC 3064 Sold Price **\$725,000** Sold Date **08-Mar-26**
 Distance **2.07km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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