

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

35 CALLISTA CIRCUIT TAYLORS HILL VIC 3037

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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Taylors Hill

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 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 LEICHHARDT AVENUE BURNSIDE HEIGHTS VIC 3023	\$690,000	19-Feb-26
59 MANNY PAUL CIRCUIT BURNSIDE HEIGHTS VIC 3023	\$688,000	08-Nov-25
7 YELLOW GUM ROAD DELAHEY VIC 3037	\$687,500	16-Oct-25

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: 30 March 2026



**21 LEICHHARDT AVENUE
BURNSIDE HEIGHTS VIC 3023**

 4  2  2

Sold Price

^{RS}

\$690,000

Sold Date

19-Feb-26

Distance

1.79km



**59 MANNY PAUL CIRCUIT
BURNSIDE HEIGHTS VIC 3023**

 3  2  1

Sold Price

\$688,000

Sold Date

08-Nov-25

Distance

1.3km



**7 YELLOW GUM ROAD DELAHEY
VIC 3037**

 3  1  1

Sold Price

\$687,500

Sold Date

16-Oct-25

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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