

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

38 PLOVER DRIVE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Kialla

Period-from

01 Aug 2025

to

31 Jul 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

13 PLOVER DRIVE KIALLA VIC 3631	\$755,000	05-Nov-25
9 HERON COURT KIALLA VIC 3631	\$727,000	04-Feb-26
1 MOKOAN AVENUE KIALLA VIC 3631	\$695,000	07-Jun-26

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: 31 August 2026



13 PLOVER DRIVE KIALLA VIC 3631 Sold Price **\$755,000** Sold Date **05-Nov-25**

 3  2  2

Distance **0.39km**



9 HERON COURT KIALLA VIC 3631 Sold Price **\$727,000** Sold Date **04-Feb-26**

 4  2  2

Distance **0.3km**



1 MOKOAN AVENUE KIALLA VIC 3631 Sold Price **\$695,000** Sold Date **07-Jun-26**

 3  2  2

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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