

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

44-48 BARBERS ROAD KALORAMA VIC 3766

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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,500

Property type

House

Suburb

Kalorama

Period-from

01 Sep 2025

to

31 Aug 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

40 PRION ROAD MOUNT DANDENONG VIC 3767	\$870,000	20-Mar-26
1423 MT DANDENONG TOURIST ROAD OLINDA VIC 3788	\$805,000	29-Apr-26
1391 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767	\$812,000	10-Jun-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: 03 September 2026



40 PRION ROAD MOUNT
DANDENONG VIC 3767

Sold Price
\$870,000
Sold Date
20-Mar-26

3
1
1

Distance
2.06km



1423 MT DANDENONG TOURIST
ROAD OLINDA VIC 3788

Sold Price
\$805,000
Sold Date
29-Apr-26

2
1
1

Distance
2.08km



1391 MT DANDENONG TOURIST
ROAD MOUNT DANDENONG VIC
3767

Sold Price
\$812,000
Sold Date
10-Jun-26

2
1
1

Distance
1.49km



11 CAROLINE CRESCENT
KALORAMA VIC 3766

Sold Price
\$850,000
Sold Date
13-May-26

3
2
2

Distance
0.29km



94 RIDGE ROAD MOUNT
DANDENONG VIC 3767

Sold Price
\$810,000
Sold Date
07-Mar-26

3
2
2

Distance
1.74km

RS = Recent sale
UN = Undisclosed Sale

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