

STATEMENT OF INFORMATION

490 RIVER ROAD, KIALLA VIC 3631

Prepared by Xavier Stevens, Area Specialist
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SINGLE PRICE

\$950,000

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BEDS

-

BATHS

-

CARS

PROPERTY OFFERED FOR SALE

490 RIVER ROAD, KIALLA VIC 3631

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BEDS

-
BATHS

-
CARS

INDICATIVE SELLING PRICE

\$950,000

Single Price consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$270,000

KIALLA / Land
25 August 2025 to 24 August 2026

COMPARABLE PROPERTIES

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.

9 RICHMOND STREET, SHEPPARTON VIC 3630

A

Sale Date: 15/05/2026 Distance: 4.6km

\$310,000

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BEDS

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BATHS

-
CARS

13 RICHMOND STREET, SHEPPARTON VIC 3630

B

Sale Date: 5/05/2026 Distance: 4.5km

\$310,000

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BEDS

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BATHS

-
CARS

2B MARLBORO DRIVE, KIALLA VIC 3631

C

Sale Date: 24/06/2026 Distance: 3.6km

\$235,000

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BEDS

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BATHS

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CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **490 RIVER ROAD, KIALLA VIC 3631**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$950,000

Median sale price

Median price	\$270,000	Property type	Land	Suburb	KIALLA
Period	25 August 2025 to 24 August 2026	Source	PriceFinder — 93 Kialla vacant land sales		

Comparable property sales

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
9 RICHMOND STREET, SHEPPARTON VIC 3630	\$310,000	15/05/2026
13 RICHMOND STREET, SHEPPARTON VIC 3630	\$310,000	5/05/2026
2B MARLBORO DRIVE, KIALLA VIC 3631	\$235,000	24/06/2026

This Statement of Information was prepared on: 24/08/2026