

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

8 CLARKSON ROAD KALLISTA VIC 3791

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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,250

Property type

House

Suburb

Kallista

Period-from

01 Jul 2025

to

30 Jun 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

1 SELBY-AURA ROAD SELBY VIC 3159	\$810,000	17-Jul-26
3 CHRISTIAN GROVE KALLISTA VIC 3791	\$788,000	29-Jun-26
99 MT PLEASANT ROAD MONBULK VIC 3793	-	14-Jul-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: 27 July 2026



1 SELBY-AURA ROAD SELBY VIC 3159

Sold Price

^{RS} **\$810,000**

Sold Date

17-Jul-26

3 2 1

Distance

3.4km



3 CHRISTIAN GROVE KALLISTA VIC 3791

Sold Price

^{RS} **\$788,000**

Sold Date

29-Jun-26

2 1 1

Distance

0.46km



99 MT PLEASANT ROAD MONBULK VIC 3793

Sold Price

^{RS UN}

Sold Date

14-Jul-26

3 1 1

Distance

3.66km

RS = Recent sale **UN** = Undisclosed Sale

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