

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

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 estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

22 McCue Road, Kalimna Vic 3909

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$699,000 or range between \$* & \$

Median sale price

Median price \$460,000 Property type House Suburb Kalimna

Period - From Sep 2024 to Aug 2025 Source realestate.com

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
1. 36 McCue Road, Kalimna VIC 3909	\$ 650,000	10 June 2025
2. 10 Margaret Court, Kalimna VIC 3909	\$ 625,000	25 Jan 2025
3. 79 Albatross Road, Kalimna VIC 3909	\$ 695,000	9 May 2025

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: Tuesday 9th September 2025


Comparable Sales

1

36 MCCUE ROAD KALIMNA VIC 3909

Sold

\$650,000



3

2

2

2

861m²

192m²

Year Built

2013

DOM

309

Sold Date

10-Jun-25

Distance

0.16km

First Listing

\$695,000

Last Listing


\$650,000

2

10 MARGARET COURT KALIMNA VIC 3909

Sold

\$625,000



3

2

2

2

840m²

154m²

Year Built

2021

DOM

146

Sold Date

25-Jan-25

Distance

0.21km

First Listing

\$665,000

Last Listing


\$635,000

3

79 ALBATROSS ROAD KALIMNA VIC 3909

Sold

\$695,000



4

2

2

2

668m²

202m²

Year Built

2020

DOM

-

Sold Date

09-May-25

Distance

0.41km

First Listing

\$755,000

Last Listing

\$755,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality