

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address  
Including suburb or locality and postcode  
Lot 81 – Lot 105 7815 GOULBURN VALLEY HIGHWAY, KIALLA, 3631

#### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
Lot 81 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 82 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 83 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 84 WHIMBREL CRESCENT, KIALLA 3631	UNDER OFFER
Lot 85 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 86 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 87 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 88 WHIMBREL CRESCENT, KIALLA 3631	\$285,000
Lot 89 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 90 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 91 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 92 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 93 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 94 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 95 WHIMBREL CRESCENT, KIALLA 3631	\$280,000
Lot 96 WHIMBREL CRESCENT, KIALLA 3631	\$290,000
Lot 97 TEAL STREET, KIALLA 3631	\$295,000
Lot 98 TEAL STREET, KIALLA 3631	\$295,000
Lot 99 TEAL STREET, KIALLA 3631	\$295,000
Lot 100 TEAL STREET, KIALLA 3631	\$295,000
Lot 101 TEAL STREET, KIALLA 3631	\$295,000
Lot 102 TEAL STREET, KIALLA 3631	\$295,000

**Unit type or class**

e.g. One bedroom units

**Single price**

Lot 103 TEAL STREET, KIALLA 3631	\$295,000
Lot 104 TEAL STREET, KIALLA 3631	\$295,000
Lot 105 WHIMBREL CRESCENT, KIALLA 3631	\$230,000

Additional entries may be included or attached as required.

**Unit median sale price**

Median price	\$285,000	Suburb or locality	KIALLA VIC 3631
Period - From	01 May 2024	To	30 April 2025

Source Cotality

**Comparable property sales (\*Delete A or B below as applicable)**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 07 May 2025