

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 1- Lot 28 SANCTUARY DRIVE KIALLA VIC 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 1 GOYDER STREET, KIALLA 3631	SOLD
Lot 2 GOYDER STREET, KIALLA 3631	SOLD
Lot 3 CABERNET STREET, KIALLA 3631	OPTION
Lot 4 CABERNET STREET, KIALLA 3631	OPTION
Lot 5 CABERNET STREET, KIALLA 3631	OPTION
Lot 6 CABERNET STREET, KIALLA 3631	\$265,000
Lot 7 CABERNET STREET, KIALLA 3631	\$265,000
Lot 8 CABERNET STREET, KIALLA 3631	\$265,000
Lot 9 GOYDER STREET, KIALLA 3631	SOLD
Lot 10 GOYDER STREET, KIALLA 3631	SOLD
Lot 11 GOYDER STREET, KIALLA 3631	SOLD
Lot 12 GOYDER STREET, KIALLA 3631	SOLD
Lot 13 GOYDER STREET, KIALLA 3631	\$290,000
Lot 14 GOYDER STREET, KIALLA 3631	SOLD
Lot 15 GOYDER STREET, KIALLA 3631	SOLD
Lot 16 RIESLING COURT, KIALLA 3631	SOLD
Lot 17 RIESLING COURT, KIALLA 3631	\$290,000
Lot 18 RIESLING COURT, KIALLA 3631	SOLD
Lot 19 RIESLING COURT, KIALLA 3631	\$265,000
Lot 20 RIESLING COURT, KIALLA 3631	\$265,000
Lot 21 RIESLING COURT, KIALLA 3631	\$280,000
Lot 22 RIESLING COURT, KIALLA 3631	\$280,000

Unit type or class

e.g. One bedroom units

Single price

Lot 23 RIESLING COURT, KIALLA 3631	\$265,000
Lot 24 RIESLING COURT, KIALLA 3631	SOLD
Lot 25 RIESLING COURT, KIALLA 3631	SOLD
Lot 26 RIESLING COURT, KIALLA 3631	SOLD
Lot 27 RIESLING COURT, KIALLA 3631	SOLD
Lot 28 RIESLING COURT, KIALLA 3631	SOLD

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$277,500

Suburb or locality

KIALLA VIC 3631

Period - From

01 May 2026

To

31 April 2026

Source

CoreLogic

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

	66 KERANG AVENUE KIALLA VIC 3631	\$290,000	11-Nov-25
	7 WILGARNING DRIVE KIALLA VIC 3631	\$285,000	05-Mar-26
	39 MALMSBURY CRESCENT KIALLA VIC 3631	\$275,000	05-May-25

OR

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: 8 May 2026