

STATEMENT OF INFORMATION

21 SANCTUARY DRIVE, KIALLA VIC 3631

Prepared by Xavier Stevens, Area Specialist Shepparton

Phone 0403152642

PRICE RANGE

\$800,000 to \$850,000

4

BEDS

2

BATHS

1

CARS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Prepared 02/06/2026

PROPERTY OFFERED FOR SALE

21 SANCTUARY DRIVE, KIALLA VIC 3631

INDICATIVE SELLING PRICE

\$800,000 to \$850,000

Price Range

MEDIAN SALE PRICE

\$682,500

KIALLA / House

01 January 2025 to 31 December 2025

consumer.vic.gov.au/underquoting

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.

5 WARTOOK COURT, KIALLA VIC 3631

Sale Date: 25/11/2025

Distance: 1km

4

BEDS

2

BATHS

1

CARS

\$980,000

100 WARANGA DRIVE, KIALLA VIC 3631

Sale Date: 12/03/2026

Distance: 1km

4

BEDS

2

BATHS

4

CARS

\$900,000

4 MARMA COURT, KIALLA VIC 3631

Sale Date: 4/12/2025

Distance: 777m

4

BEDS

2

BATHS

6

CARS

\$830,000

This report has been compiled on 02/06/2026 by Area Specialist Shepparton. Dynamic AgentSetup SOI template.

Property data must be verified against the selected evidence source before public use.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 21 SANCTUARY DRIVE, KIALLA VIC 3631

Indicative selling price

Price Range: \$800,000 to \$850,000

Median sale price

Median price \$682,500

Property type House Period 01 January 2025 to 31 December 2025

Suburb KIALLA Source Pricefinder

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
5 WARTOOK COURT, KIALLA VIC 3631	\$980,000	25/11/2025
100 WARANGA DRIVE, KIALLA VIC 3631	\$900,000	12/03/2026
4 MARMA COURT, KIALLA VIC 3631	\$830,000	4/12/2025

This Statement of Information was prepared on: 02/06/2026

consumer.vic.gov.au/