

STATEMENT OF INFORMATION

4 CARDINIA COURT, KIALLA VIC 3631

Prepared by Xavier Stevens, Area Specialist Shepparton
Phone 0403152642

PRICE RANGE

\$899,000 to \$925,000

4

BEDS

2

BATHS

2

CARS

PROPERTY OFFERED FOR SALE

4 CARDINIA COURT, KIALLA VIC 3631

4

BEDS

2

BATHS

2

CARS

INDICATIVE SELLING PRICE

\$899,000 to \$925,000

Price Range

consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$708,500

KIALLA / House

July 2025 to June 2026

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.

A

11 WENDOUREE DRIVE, KIALLA VIC 3631

Sale Date: 28/05/2026

Distance: 566m

\$880,000

4

BEDS

2

BATHS

2

CARS

B

11 MARMA COURT, KIALLA VIC 3631

Sale Date: 15/06/2026

Distance: 852m

\$815,000

4

BEDS

2

BATHS

2

CARS

C

21 NILLAHCOOTIE CRESCENT, KIALLA VIC 3631

Sale Date: 15/05/2026

Distance: 444m

\$790,000

4

BEDS

2

BATHS

2

CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: 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 indicative selling price 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.

Property offered for sale

Address **4 CARDINIA COURT, KIALLA VIC 3631**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$899,000 to \$925,000**

Median sale price

Median price	\$708,500	Property type	House	Suburb	KIALLA
Period	July 2025 to June 2026	Source	PropTrack / realestate.com.au market trends		

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
11 WENDOUREE DRIVE, KIALLA VIC 3631	\$880,000	28/05/2026
11 MARMA COURT, KIALLA VIC 3631	\$815,000	15/06/2026
21 NILLAHCOOTIE CRESCENT, KIALLA VIC 3631	\$790,000	15/05/2026

This Statement of Information was prepared on: 31/07/2026