

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

24 Byron Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$785,000 Property Type House Suburb Kilsyth

Period - From 01/07/2024 to 30/09/2024 Source REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	50 Landstrom Qdnt KILSYTH 3137	\$800,000	22/10/2024
2	68 Sellick Dr CROYDON 3136	\$750,000	17/08/2024
3	3 Piccadilly Ct KILSYTH 3137	\$785,000	04/07/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/11/2024 17:20



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**Property Type:** House  
**Land Size:** 892 sqm approx  
**Agent Comments**  
One owner 1959 build

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
September quarter 2024: \$785,000

## Comparable Properties



50 Landstrom Qdrnt KILSYTH 3137 (REI)

Agent Comments

3   1   1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House (Res)  
**Land Size:** 833 sqm approx

68 Sellick Dr CROYDON 3136 (VG)

Agent Comments

3   -   -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx



3 Piccadilly Ct KILSYTH 3137 (REI/VG)

Agent Comments

3   1   1

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 04/07/2024  
**Property Type:** House  
**Land Size:** 870 sqm approx

Account - Barry Plant | P: 03 9735 3300



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