

# 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 6 Durham Road, Kilsyth Vic 3137

### Indicative selling price

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

Range between \$720,000 & \$790,000

### Median sale price

Median price \$800,000 Property Type House Suburb Kilsyth

Period - From 01/10/2024 to 31/12/2024 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	501 Mt Dandenong Rd KILSYTH 3137	\$770,000	21/01/2025
2	41 Hawthory Rd KILSYTH 3137	\$765,000	18/11/2024
3	40 Liverpool Rd KILSYTH 3137	\$650,000	19/08/2024

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: 19/02/2025 15:11



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**Property Type:** House  
**Land Size:** 902 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$790,000  
**Median House Price**  
 December quarter 2024: \$800,000

## Comparable Properties



501 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments

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**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** House  
**Land Size:** 864 sqm approx



41 Hawthory Rd KILSYTH 3137 (REI)

Agent Comments

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**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** House  
**Land Size:** 998 sqm approx



40 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments

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**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 19/08/2024  
**Property Type:** House  
**Land Size:** 843 sqm approx

Account - Barry Plant | P: 03 9842 8888



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