

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

2b Mountfield Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$716,500

Property Type Unit

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 | 1/52 Lomond Av KILSYTH 3137 | \$790,000 | 04/11/2024 |
| 2 | 2/65 Croydondale Dr MOOROOLBARK 3138 | \$790,000 | 16/10/2024 |
| 3 | | | |

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:

31/03/2025 15:17



 3  2  2

Rooms: 6
Property Type: Townhouse
Land Size: 269m2 sqm approx
Agent Comments

Just on 2 years old, Hamptons Style Townhouse. Single lock garage plus space for one car in front of garage.

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
December quarter 2024: \$716,500

Comparable Properties



1/52 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 04/11/2024
Property Type: Townhouse (Res)

2/65 Croydondale Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 16/10/2024
Property Type: Townhouse (Res)

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.