

# 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 Montgomery Court, 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 \$940,000 & \$1,030,000

### Median sale price

Median price \$805,000 Property Type House Suburb Kilsyth

Period - From 01/10/2023 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	4 Pitt Rd KILSYTH 3137	\$980,000	20/12/2024
2	25 Cass Av CROYDON 3136	\$948,000	10/12/2024
3	85A Hawthory Rd MOOROOLBARK 3138	\$1,030,000	01/12/2024

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: 16/01/2025 14:12



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$940,000 - \$1,030,000  
**Median House Price**  
Year ending September 2024: \$805,000

## Comparable Properties



**4 Pitt Rd KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Property Type:** House  
**Land Size:** 600 sqm approx



**25 Cass Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$948,000  
**Method:** Expression of Interest  
**Date:** 10/12/2024  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**85A Hawthory Rd MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 01/12/2024  
**Property Type:** House  
**Land Size:** 264 sqm approx

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