

# 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 30 Milford Street, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$837,000 Property type *House* Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
9 Banksia Street, Montrose Vic 3765	\$1,080,000	31/01/2024
16 Sarah Court, Montrose Vic 3765	\$1,155,000	26/02/2024
9 Wannan Court, Kilsyth Vic 3137	\$1,050,000	03/11/2023

This Statement of Information was prepared on: 11/04/2024