

# 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 \$890,000 & \$970,000

### 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	2/17 Birkenhead Dr KILSYTH 3137	\$945,000	29/11/2024
2	7 Donald St CROYDON 3136	\$949,000	21/10/2024
3	5/2 Jackson St CROYDON 3136	\$950,000	18/10/2024

**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: 28/01/2025 11:33



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**Property Type:** House  
**Land Size:** 489 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
December quarter 2024: \$800,000

## Comparable Properties



**2/17 Birkenhead Dr KILSYTH 3137 (REI)**

**Agent Comments**

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**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 309 sqm approx



**7 Donald St CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$949,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** House  
**Land Size:** 417 sqm approx



**5/2 Jackson St CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 18/10/2024  
**Property Type:** Townhouse (Single)

**Account - Barry Plant | P: 03 9735 3300**