

## 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

2 ILLUMINATE COURT KILSYTH SOUTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Kilsyth South

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

32 CHAMBERLAIN DRIVE KILSYTH SOUTH VIC 3137	\$955,000	06-Nov-24
15 SHERIDAN CLOSE KILSYTH SOUTH VIC 3137	\$1,041,500	30-Nov-24
38 CHANDRA AVENUE KILSYTH SOUTH VIC 3137	\$1,055,000	29-Oct-24

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 6 months.

This Statement of Information was prepared on: 15 January 2025

Renata Illingworth

M 9762 6666

E boronia@barryplant.com.au


**32 CHAMBERLAIN DRIVE KILSYTH  
SOUTH VIC 3137**

Sold Price

**\$955,000**

Sold Date **06-Nov-24**
 4
 2
 2

Distance **0.93km**

**15 SHERIDAN CLOSE KILSYTH  
SOUTH VIC 3137**

Sold Price

<sup>RS</sup> **\$1,041,500**

Sold Date **30-Nov-24**
 4
 2
 2

Distance **0.76km**

**38 CHANDRA AVENUE KILSYTH  
SOUTH VIC 3137**

Sold Price

**\$1,055,000**

Sold Date **29-Oct-24**
 4
 2
 2

Distance **0.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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