

# 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

91 Liverpool Road, 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 \$680,000 & \$730,000

### Median sale price

Median price \$800,000 Property Type House Suburb Kilsyth

Period - From 01/01/2024 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	8 Belinda CI KILSYTH 3137	\$710,000	21/01/2025
2	1/145 Liverpool Rd KILSYTH 3137	\$735,000	12/08/2024
3	14 Liverpool Rd KILSYTH 3137	\$675,000	31/07/2024

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:

23/01/2025 16:21



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 364.093 sqm approx  
**Agent Comments**  
Home on own title

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
Year ending December 2024: \$800,000

## Comparable Properties



**8 Belinda CI KILSYTH 3137 (REI)**

[Agent Comments](#)



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** House  
**Land Size:** 379 sqm approx



**1/145 Liverpool Rd KILSYTH 3137 (REI/VG)**

[Agent Comments](#)



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 12/08/2024  
**Property Type:** House  
**Land Size:** 357 sqm approx



**14 Liverpool Rd KILSYTH 3137 (REI/VG)**

[Agent Comments](#)



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** House  
**Land Size:** 527 sqm approx

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