

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

1/5 Hamilton Close, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$730,000

Median sale price

Median price \$829,100

Property Type House

Suburb Kilsyth

Period - From 01/10/2024

to 30/09/2025

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	5 Glen Dhu Rd KILSYTH 3137	\$750,000	24/09/2025
2	212 Liverpool Rd KILSYTH SOUTH 3137	\$780,000	30/07/2025
3	8 Lockhart Ct KILSYTH 3137	\$750,000	26/06/2025

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:

30/10/2025 12:02

1/5 Hamilton Close, Kilsyth Vic 3137

woodards 

Bruno Cascianelli

03 9735 5050

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Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending September 2025: \$829,100



 3  1  2

Property Type: House

Land Size: 402 sqm approx

Agent Comments

Comparable Properties



5 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$750,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 393 sqm approx



212 Liverpool Rd KILSYTH SOUTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$780,000

Method: Sold Before Auction

Date: 30/07/2025

Property Type: House (Res)

Land Size: 396 sqm approx



8 Lockhart Ct KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$750,000

Method: Private Sale

Date: 26/06/2025

Property Type: House

Land Size: 403 sqm approx

Account - Woodards | P: 03 9735 5050 | F: 03 9739 5080



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