Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	1 Serenity Close, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Single price \$609,950

Median sale price

Median price	\$689,950	Pro	perty Type Ur	nit		Suburb	Kilsyth
Period - From	01/04/2025	to	30/06/2025	Sc	ource	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

	aress of comparable property	1 1100	Date of Sale
1	4 Erinvale CI MOOROOLBARK 3138	\$590,000	14/07/2025
2	9 Erinvale CI MOOROOLBARK 3138	\$600,000	23/06/2025
3	24b Collins PI KILSYTH 3137	\$597,500	21/05/2025

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:	19/08/2025 10:56



Date of sale





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Rooms: 3

Property Type: Townhouse

(Single)

Land Size: 94 sqm approx

Agent Comments

Indicative Selling Price \$609,950 Median Unit Price June quarter 2025: \$689,950

Comparable Properties



4 Erinvale CI MOOROOLBARK 3138 (REI)

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Price: \$590,000 Method: Private Sale Date: 14/07/2025

Property Type: Townhouse (Res) **Land Size:** 76 sqm approx

Agent Comments



9 Erinvale CI MOOROOLBARK 3138 (REI/VG)

2





1

Agent Comments

Price: \$600,000 **Method:** Private Sale **Date:** 23/06/2025

Property Type: Townhouse (Single)



24b Collins PI KILSYTH 3137 (REI)

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2





Price: \$597,500 **Method:** Private Sale **Date:** 21/05/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Woodards | P: 0390563899





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