

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address  
Including suburb and  
postcode

37 Hawthory Road, Kilsyth

Indicative selling price

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

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| 3/37 Hawthory Road, Kilsyth                  | \$*          | Or range between | \$690,000   | & | \$750,000    |
| 2/37 Hawthory Road, Kilsyth                  | \$*          | Or range between | \$790,000   | & | \$850,000    |
| 1/37 Hawthory Road, Kilsyth                  | \$*          | Or range between | \$890,000   | & | \$950,000    |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$720,000

Suburb

Kilsyth

Period - From

July 2024

To

June 2025

Source

Realestate.com

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15<sup>th</sup> July 2025