## 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	17 Cosmo Court, Kilsyth Vic 3137
Including suburb and	·
postcode	

## Indicative selling price

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

Range between	\$800,000	&	\$880,000

## Median sale price

Median price	\$835,000	Pro	perty Type	House		Suburb	Kilsyth
Period - From	27/11/2024	to	26/11/2025		Source	Property	/ Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	254b Dorset Rd CROYDON 3136	\$838,000	27/10/2025
2	105 Lomond Av KILSYTH 3137	\$870,000	26/08/2025
3	11 Charles St KILSYTH 3137	\$830,000	03/07/2025

#### 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:	27/11/2025 09:21

