Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	
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Indicative selling price

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

Range between \$590,000	&	\$645,000
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Median sale price

Median price	\$717,500	Pro	perty Type	Jnit		Suburb	Kilsyth
Period - From	01/01/2025	to	31/03/2025	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

Address of comparable property		Price	Date of sale
1	5a Glen Dhu Rd KILSYTH 3137	\$642,000	07/02/2025
2	3/111 Colchester Rd KILSYTH 3137	\$645,000	22/01/2025
3	1 Kilsyth Av KILSYTH 3137	\$605,000	17/12/2024

OR

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

This Statement of Information was prepared on:	06/05/2025 14:18
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Property Type: Unit Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$645,000 **Median Unit Price** March quarter 2025: \$717,500

Comparable Properties



5a Glen Dhu Rd KILSYTH 3137 (REI/VG)

Price: \$642,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: Townhouse (Res) Land Size: 127 sqm approx

Agent Comments



3/111 Colchester Rd KILSYTH 3137 (REI/VG)

2





Agent Comments

Price: \$645,000 Method: Private Sale Date: 22/01/2025 Property Type: Unit

Land Size: 221 sqm approx

1 Kilsyth Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$605,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 379 sqm approx

Account - Barry Plant | P: 03 9735 3300





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