

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

2/28 Urana Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$717,500

Property Type Unit

Suburb Kilsyth

Period - From 01/01/2025

to 31/03/2025

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	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 comparable properties 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



2 1 2

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) **Agent Comments**

2 1 1

Price: \$642,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: Townhouse (Res)
Land Size: 127 sqm approx



3/111 Colchester Rd KILSYTH 3137 (REI/VG) **Agent Comments**

2 1 1

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**

2 1 1

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