

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

2/37 Terrigal Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$730,000

Property Type

Townhouse

Suburb

Kilsyth

Period - From

02/07/2024

to

01/07/2025

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.

	Address of comparable property	Price	Date of sale
1	7/213 Cambridge Rd MOOROOLBARK 3138	\$817,500	26/03/2025
2	5/46 Newman Rd MOOROOLBARK 3138	\$790,000	19/02/2025
3			

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:

02/07/2025 14:02



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Townhouse Price
02/07/2024 - 01/07/2025: \$730,000

Comparable Properties



7/213 Cambridge Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$817,500
Method: Private Sale
Date: 26/03/2025
Property Type: House



5/46 Newman Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$790,000
Method: Private Sale
Date: 19/02/2025
Property Type: Townhouse (Single)

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.



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