

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

2/61 LOMOND AVENUE KILSYTH VIC 3137

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,950

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3/5 ANITA STREET KILSYTH VIC 3137	\$730,000	26-Jan-25
3/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$745,000	05-Apr-25
4/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$743,500	20-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 21 July 2025



3/5 ANITA STREET KILSYTH VIC 3137

 3  2  2

Sold Price

\$730,000

Sold Date

26-Jan-25

Distance

0.52km



3/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

 3  2  2

Sold Price

\$745,000

Sold Date

05-Apr-25

Distance

0.78km



4/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

 3  2  2

Sold Price

\$743,500

Sold Date

20-Feb-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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