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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Unit offered	l for sale						
Includi	Addressing suburb and postcode	2&6/8 Idinia Street Kil	syth 3137				
Indicative s	elling price						
For the meanin	g of this price s	ee consumer.vic.gov.a	u/underquo	oting (*Delete single	price or range as	арр	licable)
	Init type or cla		gle price		Lower price		Higher price
2 Bed, 2 Bath,	1 Car Garage	\$710,0	000	_ Or r ange between	\$*	_ &	\$
2 Bed, 2 Bath,	1 Car Garage	\$710,0	000	_ Or r ange between	\$*	_&	\$
				Or r ange between	\$*	- &	\$
				Or r ange between	\$*	&	\$
		\$*		Or r ange between	\$*	_&	\$
		Additional entries may	be include	- ed or attached as rec	uired.	_	
Suburb unit	t median sal	le price					
Median price	\$702,000		Suburb <u>I</u>	Kilsyth			
Period - From	01/11/24	To 31/10/25	Source (Cotality			

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	1 4/8 Idinia St Kilsyth	\$740,000	22/09/25
Garage	2 5/8 Idinia St Kilsyth	\$730,000	01/09/25
	3 4/9 Moira Road Kilsyth	\$710,000	27/05/25

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Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on: 07/11/25	his Statement of Information was prepared on:
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