

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

29 WALNUT DRIVE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

6 HAMILTON CLOSE KILSYTH VIC 3137	\$840,000	04-Nov-25
5 DAVID CLOSE KILSYTH VIC 3137	\$820,000	01-Oct-25
5 BUTTLER STREET KILSYTH VIC 3137	\$805,000	05-Sep-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: 19 January 2026



6 HAMILTON CLOSE KILSYTH VIC 3137

3

1

1

Sold Price

\$840,000

Sold Date

04-Nov-25

Distance

1.04km



5 DAVID CLOSE KILSYTH VIC 3137

3

1

1

Sold Price

\$820,000

Sold Date

01-Oct-25

Distance

0.95km



5 BUTTLER STREET KILSYTH VIC 3137

3

1

2

Sold Price

\$805,000

Sold Date

05-Sep-25

Distance

1.44km



669 MT DANDENONG ROAD KILSYTH VIC 3137

3

1

-

Sold Price

Sold Date

08-Sep-25

Distance

1.29km

RS = Recent sale

 UN = Undisclosed Sale

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