

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

2B Mountfield Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$750,000 & \$795,000

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	35b Eothen La KILSYTH 3137	\$750,000	28/02/2025
2	2/51 Terrigal Cr KILSYTH 3137	\$781,000	14/02/2025
3	9 Premier Cl MOOROOLBARK 3138	\$763,000	22/12/2024

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:

05/05/2025 15:28



 3  2  1

Rooms: 5

Property Type: Townhouse

Land Size: 276m2 sqm approx

Agent Comments

Will be two years old in July

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

March quarter 2025: \$717,500

Comparable Properties



35b Eothen La KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 28/02/2025

Property Type: Townhouse (Res)

2/51 Terrigal Cr KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$781,000

Method: Sale

Date: 14/02/2025

Property Type: Flat/Unit/Apartment (Res)



9 Premier Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$763,000

Method: Private Sale

Date: 22/12/2024

Property Type: Townhouse (Single)

Account - Woodards | P: 0390563899