Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2B Mountfield Road, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$795,000
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Median sale price

Median price \$7	717,500	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale







Rooms: 5

Property Type: Towhouse 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)

Price: \$750,000

Method: Private Sale Date: 28/02/2025

Property Type: Townhouse (Res)

Agent Comments

2/51 Terrigal Cr KILSYTH 3137 (VG)



Agent Comments

Price: \$781,000 Method: Sale Date: 14/02/2025

Property Type: Flat/Unit/Apartment (Res)



9 Premier CI MOOROOLBARK 3138 (REI/VG)

Price: \$763,000 Method: Private Sale Date: 22/12/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Woodards | P: 0390563899





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