

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

3/12 BYRON ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Mar 2024

to

28 Feb 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

2/111 COLCHESTER ROAD KILSYTH VIC 3137	\$640,000	28-Dec-24
3/111 COLCHESTER ROAD KILSYTH VIC 3137	\$645,000	22-Jan-25
2/46 BIRKENHEAD DRIVE KILSYTH VIC 3137	\$652,500	21-Sep-24

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: 22 March 2025



**2/111 COLCHESTER ROAD KILSYTH
VIC 3137**

Sold Price

\$640,000

Sold Date

28-Dec-24



2



1



1

Distance

0.16km



**3/111 COLCHESTER ROAD KILSYTH
VIC 3137**

Sold Price

^{RS} **\$645,000**

Sold Date

22-Jan-25



2



1



1

Distance

0.16km



**2/46 BIRKENHEAD DRIVE KILSYTH
VIC 3137**

Sold Price

\$652,500

Sold Date

21-Sep-24



2



1



1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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