

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

3/61 LOMOND AVENUE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Sep 2024

to

31 Aug 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

2/61 LOMOND AVENUE KILSYTH VIC 3137	\$740,000	08-Aug-25
3/54 GLEN DHU ROAD KILSYTH VIC 3137	\$750,000	03-Jul-25
2/5 CHARLES STREET KILSYTH VIC 3137	\$760,100	26-Mar-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: 24 September 2025



**2/61 LOMOND AVENUE KILSYTH
VIC 3137**

 3  2  1

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **08-Aug-25**

Distance **0km**

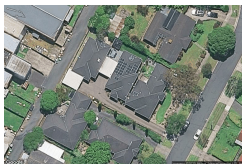


**3/54 GLEN DHU ROAD KILSYTH
VIC 3137**

 3  2  2

Sold Price **\$750,000** Sold Date **03-Jul-25**

Distance **0.44km**



**2/5 CHARLES STREET KILSYTH VIC
3137**

 3  2  2

Sold Price **\$760,100** Sold Date **26-Mar-25**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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