

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 SAGE CLOSE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 May 2025

to

30 Apr 2026

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

4 SAGE CLOSE KILSYTH VIC 3137	\$720,000	19-Dec-25
2A BEATRICE STREET KILSYTH VIC 3137	\$800,000	02-Mar-26
2 CHAMOMILE CLOSE KILSYTH VIC 3137	\$765,000	24-Nov-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: 18 May 2026



4 SAGE CLOSE KILSYTH VIC 3137 Sold Price **\$720,000** Sold Date **19-Dec-25**

 3
  2
  1

Distance **0km**



2A BEATRICE STREET KILSYTH VIC 3137 Sold Price ^{RS} **\$800,000** Sold Date **02-Mar-26**

 3
  2
  1

Distance **0.14km**



2 CHAMOMILE CLOSE KILSYTH VIC 3137 Sold Price **\$765,000** Sold Date **24-Nov-25**

 3
  2
  2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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