

## 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

30 HILLVIEW DRIVE KILSYTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jul 2025

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 76 DRYDEN CONCOURSE MOOROOLBARK VIC 3138 | \$780,000 | 30-May-26 |
| 17 GARDEN STREET KILSYTH VIC 3137        | \$820,000 | 21-Feb-26 |
|                                          |           |           |

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: 02 July 2026



## 76 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

3 1 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **30-May-26**

Distance **1.68km**



## 17 GARDEN STREET KILSYTH VIC 3137

3 1 4

Sold Price **\$820,000** Sold Date **21-Feb-26**

Distance **0.99km**

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

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