

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

4 Sage Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Kilsyth

Period - From 01/07/2025

to

30/09/2025

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	Price	Date of sale
1	2 Zoe CI KILSYTH 3137	\$690,000	10/11/2025
2	3/61 Lomond Av KILSYTH 3137	\$723,000	03/11/2025
3	12/60 Geoffrey Dr KILSYTH 3137	\$705,000	24/10/2025

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:

03/12/2025 13:25



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

September quarter 2025: \$720,000

Comparable Properties



2 Zoe CI KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$690,000

Method: Private Sale

Date: 10/11/2025

Property Type: Townhouse (Single)



3/61 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  3  1

Price: \$723,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Res)



12/60 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$705,000

Method: Private Sale

Date: 24/10/2025

Property Type: Townhouse (Single)