

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

47A Margaret Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2024

to

31/03/2025

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 Adriana Cl MOOROOLBARK 3138	\$720,000	25/06/2025
2	2/45 Pascoe Av CROYDON 3136	\$750,000	12/06/2025
3	1/15 Ricky Ct MOOROOLBARK 3138	\$701,000	28/05/2025

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:

26/06/2025 12:03

47A Margaret Street, Kilsyth Vic 3137



Ashley Hutson
97353300

0408 335 403

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending March 2025: \$800,000



3 2 1

Rooms: 4

Property Type: House (Res)

Land Size: 335 sqm approx

Agent Comments

Comparable Properties



2 Adriana Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 25/06/2025

Property Type: Townhouse (Single)

Land Size: 133 sqm approx



2/45 Pascoe Av CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$750,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 440 sqm approx



1/15 Ricky Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$701,000

Method: Private Sale

Date: 28/05/2025

Property Type: Unit

Land Size: 350 sqm approx

Account - Barry Plant | P: 03 9735 3300



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