

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

57 Watermoor Avenue, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,102,000

Property Type House

Suburb Kilsyth South

Period - From 08/10/2024

to

07/10/2025

Source

Property Data

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	1 Eugenia Ct BORONIA 3155	\$1,021,000	11/09/2025
2	2 Snow Ct THE BASIN 3154	\$1,005,000	04/09/2025
3	33 Jennifer Cr BAYSWATER NORTH 3153	\$1,031,000	09/07/2025

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:

08/10/2025 11:04