

# 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

58 Balmoral Street, Kilsyth VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$840,000

&

\$920,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Kilsyth

Period - From

07/10/2024

to

07/04/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 25a Beatrice St, Kilsyth Vic   | \$865,000 | 20/02/2025   |
| 41 Birkenhead Dr, Kilsyth Vic  | \$850,000 | 14/01/2025   |
|                                |           |              |

This Statement of Information was prepared on:

08/04/2025