

## 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

6 EOTHEN LANE KILSYTH VIC 3137

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Kilsyth

Period-from

01 Aug 2024

to

31 Jul 2025

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

49A KIPLING AVENUE MOOROOLBARK VIC 3138

\$790,000

26-May-25

47A MARGARET STREET KILSYTH VIC 3137

\$810,000

01-Jul-25

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: 15 August 2025



**49A KIPLING AVENUE  
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price **\$790,000** Sold Date **26-May-25**

Distance **1.87km**



**47A MARGARET STREET KILSYTH  
VIC 3137**

 3  2  1

Sold Price <sup>RS</sup> **\$810,000** Sold Date **01-Jul-25**

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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