

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

63 LANDSTROM QUADRANT KILSYTH VIC 3137

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,750

Property type

Unit

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

1/18 TODD COURT CROYDON VIC 3136	\$780,000	23-Mar-25
2/13 KINCUMBER DRIVE CROYDON VIC 3136	\$777,000	13-Aug-25
2 FAIRMONT DRIVE KILSYTH VIC 3137	\$750,000	26-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: 26 August 2025



1/18 TODD COURT CROYDON VIC 3136

Sold Price

\$780,000

Sold Date

23-Mar-25

3

1

2

Distance

1.79km



2/13 KINCUMBER DRIVE CROYDON VIC 3136

Sold Price

^{RS} **\$777,000**

Sold Date

13-Aug-25

3

1

2

Distance

1.55km



2 FAIRMONT DRIVE KILSYTH VIC 3137

Sold Price

^{RS} **\$750,000**

Sold Date

26-Jul-25

3

2

2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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