

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

669 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$805,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2024

to

30/06/2025

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	106 Lomond Av KILSYTH 3137	\$786,000	12/03/2025
2	82 Dryden Conc MOOROOLBARK 3138	\$770,000	05/03/2025
3	119 Pembroke Rd MOOROOLBARK 3138	\$753,500	04/03/2025

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:

04/09/2025 15:33



Ashley Hutson
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Indicative Selling Price

\$750,000 - \$790,000

Median House Price

Year ending June 2025: \$805,000



3+ 1 2

Property Type: House

Land Size: 976 sqm approx

Agent Comments

Comparable Properties



106 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$786,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 889 sqm approx



82 Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$770,000

Method: Private Sale

Date: 05/03/2025

Property Type: House (Res)

Land Size: 941 sqm approx

119 Pembroke Rd MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$753,500

Method: Sale

Date: 04/03/2025

Property Type: House (Res)

Land Size: 914 sqm approx