

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

71A Timms Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$870,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2025

to

30/09/2025

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	36 Glen Dhu Rd KILSYTH 3137	\$870,000	30/10/2025
2	1a Ray St CROYDON 3136	\$880,000	22/09/2025
3	3/12 Gordon St CROYDON 3136	\$830,000	01/09/2025

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:

13/11/2025 10:28

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Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2025: \$870,000

Comparable Properties



36 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$870,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 305 sqm approx



1a Ray St CROYDON 3136 (REI)

Agent Comments

 3  2  -

Price: \$880,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 406 sqm approx



3/12 Gordon St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: Townhouse (Res)