## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	71A Timms Court, Kilsyth Vic 3137
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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#### Median sale price

Median price \$870,000	Pr	operty Type Ho	use	Suburb	Kilsyth
Period - From 01/07/2025	to	30/09/2025	Sour	rce 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

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



Date of sale



James Brougham 9725 9855 0412 620 498 jbrougham@barryplant.com.au

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



# Comparable Properties



36 Glen Dhu Rd KILSYTH 3137 (REI)

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

**Agent Comments** 



1a Ray St CROYDON 3136 (REI)

**4** 3 📥 2 🗲

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



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

2

2

Agent Comments

Price: \$830,000

Method: Sold Before Auction

Date: 01/09/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



