

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

78 Sutherland Street, Kilmore Vic 3764

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$655,000

Property Type House

Suburb Kilmore

Period - From 01/10/2024

to 30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	29 Anderson Rd KILMORE 3764	\$680,000	28/10/2025
2	7 Albert St KILMORE 3764	\$700,000	30/08/2025
3	9 Jandarew Ct KILMORE 3764	\$675,000	18/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/11/2025 12:23

78 Sutherland Street, Kilmore Vic 3764



Property Type:
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
Year ending September 2025: \$655,000

Comparable Properties



29 Anderson Rd KILMORE 3764 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 965 sqm approx



7 Albert St KILMORE 3764 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 1240 sqm approx



9 Jandarew Ct KILMORE 3764 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 18/08/2025
Property Type: House (Res)
Land Size: 977 sqm approx

Account - Harkin Estate Agents



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