

## 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

8 MOUNTFIELD ROAD KILSYTH VIC 3137

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,750

Property type

Unit

Suburb

Kilsyth

Period-from

01 Sep 2024

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 BROMPTON COURT KILSYTH VIC 3137   | \$796,500 | 29-Jul-25 |
| 8 LOCKHART COURT KILSYTH VIC 3137   | \$750,000 | 26-Jun-25 |
| 53 BALMORAL STREET KILSYTH VIC 3137 | \$770,000 | 22-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: 03 September 2025


**7 BROMPTON COURT KILSYTH VIC 3137**

Sold Price

<sup>RS</sup>
**\$796,500**

Sold Date

**29-Jul-25**


Distance

**1.5km**

**8 LOCKHART COURT KILSYTH VIC 3137**

Sold Price

**\$750,000**

Sold Date

**26-Jun-25**


Distance

**1.29km**

**53 BALMORAL STREET KILSYTH VIC 3137**

Sold Price

<sup>RS</sup>
**\$770,000**

Sold Date

**22-Jul-25**


Distance

**0.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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