

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

4-bedroom, 2.5-bathroom, 2 car 20sq internal living and 220sqm of land
KILSYTH VIC 3137

Indicative selling price

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

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/260 CAMBRIDGE ROAD KILSYTH VIC 3137	\$1,055,000	17-Aug-24
1/60 GEOFFREY DRIVE KILSYTH VIC 3137	\$1,045,000	26-May-25
26 EDEN WAY KILSYTH VIC 3137	\$1,025,500	12-Sep-24

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: 19 June 2025



4/260 CAMBRIDGE ROAD KILSYTH VIC 3137 Sold Price **\$1,055,000** Sold Date **17-Aug-24**

4 2 2

Distance **1.53km**



1/60 GEOFFREY DRIVE KILSYTH VIC 3137 Sold Price ^{RS} **\$1,045,000** Sold Date **26-May-25**

4 2 2

Distance **0.4km**



26 EDEN WAY KILSYTH VIC 3137 Sold Price **\$1,025,500** Sold Date **12-Sep-24**

4 2 2

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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