

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

16 Beatrice Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$880,000

&

\$950,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Kilsyth

Period - From

26/02/2025

to

25/02/2026

Source

Property Data

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	69 Pembroke Rd MOOROOLBARK 3138	\$925,000	20/11/2025
2			
3			

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:

26/02/2026 12:28

16 Beatrice Street, Kilsyth Vic 3137



Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



Rooms: 5
Property Type: House
Land Size: 850 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
26/02/2025 - 25/02/2026: \$850,000

Comparable Properties



69 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)



Price: \$925,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 879 sqm approx

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.

Account - Hoskins | P: 03 9722 9755



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