

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

12 Balmoral Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$880,000 Property Type House Suburb Kilsyth

Period - From 01/10/2025 to 31/12/2025 Source 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.

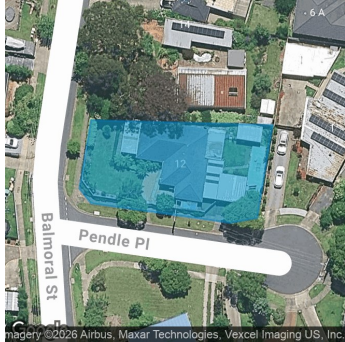
	Address of comparable property	Price	Date of sale
1	39 Margaret St KILSYTH 3137	\$975,000	05/03/2026
2	69 Pembroke Rd MOOROOLBARK 3138	\$925,000	20/11/2025
3	82 Cambridge Rd KILSYTH 3137	\$1,035,000	15/11/2025

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:

23/03/2026 14:36



Property Type: House (Res)
Land Size: 860 sqm approx
Agent Comments

Comparable Properties



39 Margaret St KILSYTH 3137 (REI)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 865 sqm approx



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



82 Cambridge Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 864 sqm approx