

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 1/20 Beatrice Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Kilsyth

Period - From 19/03/2025 to 18/03/2026 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	1/24 Geoffrey Dr KILSYTH 3137	\$841,000	14/10/2025
2	124 Lomond Av KILSYTH 3137	\$826,000	06/10/2025
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: 19/03/2026 15:23

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 3  2  1

Property Type: Unit
Land Size: 384 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median Unit Price
19/03/2025 - 18/03/2026: \$725,000

Comparable Properties



1/24 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$841,000
Method: Private Sale
Date: 14/10/2025
Property Type: House (Res)



124 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  2

Price: \$826,000
Method: Private Sale
Date: 06/10/2025
Property Type: House (Res)
Land Size: 522 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 - Jellis Craig | P: 03 9726 8888



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