

## 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 CHERYLNNE CRESCENT KILSYTH VIC 3137

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Land

Suburb

Kilsyth

Period-from

01 Mar 2025

to

28 Feb 2026

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

280 CAMBRIDGE ROAD KILSYTH VIC 3137	\$862,000	06-Dec-25
10 WALNUT DRIVE KILSYTH VIC 3137	\$825,000	15-Sep-25
109 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$880,000	21-Nov-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: 10 March 2026

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**280 CAMBRIDGE ROAD KILSYTH  
VIC 3137**

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Sold Price

RS

**\$862,000**

Sold Date

**06-Dec-25**

Distance

**1.63km****10 WALNUT DRIVE KILSYTH VIC  
3137**

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Sold Price

**\$825,000**

Sold Date

**15-Sep-25**

Distance

**1.61km****109 CHERYLNE CRESCENT  
KILSYTH VIC 3137**

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Sold Price

**\$880,000**

Sold Date

**21-Nov-25**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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