

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

56 Hawthory Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$876,000 Property Type House Suburb Kilsyth

Period - From 01/01/2026 to 31/03/2026 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	319 Hull Rd MOOROOLBARK 3138	\$825,000	02/03/2026
2	5 Tower St KILSYTH 3137	\$869,888	18/02/2026
3	6 Hamilton CI KILSYTH 3137	\$840,000	05/11/2025

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:

14/04/2026 12:19



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
March quarter 2026: \$876,000

Comparable Properties



319 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 863 sqm approx



5 Tower St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$869,888
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 939 sqm approx



6 Hamilton Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 867 sqm approx

Account - Woodards | P: 0390563899