

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

70 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$870,000 Property Type House Suburb Kilsyth

Period - From 01/04/2025 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	66 Zina Gr MOOROOLBARK 3138	\$1,084,000	01/03/2026
2	2-4 Ervin Rd KILSYTH 3137	\$1,105,000	17/12/2025
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.

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Brent Earney

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2026: \$870,000



 4  2  2

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



66 Zina Gr MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  3

Price: \$1,084,000

Method: Private Sale

Date: 01/03/2026

Property Type: House (Res)

Land Size: 990 sqm approx



2-4 Ervin Rd KILSYTH 3137 (REI)

Agent Comments

 4  2  3

Price: \$1,105,000

Method: Private Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 1189 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 9725 0000 | F: 03 9725 7354



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