

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/8 Tower Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$750,000 & \$800,000

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 five kilometres of the property for sale in the last 18 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	5 Kalimna St MOOROOLBARK 3138	\$770,000	29/11/2025
2	9 Jillian St MOOROOLBARK 3138	\$783,000	20/11/2025
3	15 Lena Gr KILSYTH 3137	\$790,000	04/11/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/04/2026 12:05



Property Type:

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

March quarter 2026: \$876,000

Comparable Properties



5 Kalimna St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 29/11/2025

Property Type: House

Land Size: 546 sqm approx



9 Jillian St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$783,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 528 sqm approx



15 Lena Gr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 04/11/2025

Property Type: House

Land Size: 330 sqm approx

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