

## 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

1/4 ACACIA AVENUE 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

\$695,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Other

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

1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137	\$735,000	17-Nov-25
1/85 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$775,000	09-Oct-25
61 CARDIGAN ROAD MOOROOLBARK VIC 3138	\$720,000	13-Dec-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: 02 March 2026



**1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137** Sold Price **\$735,000** Sold Date **17-Nov-25**  
 Distance **1.5km**

3 2 2



**1/85 CHERYLNNE CRESCENT KILSYTH VIC 3137** Sold Price **\$775,000** Sold Date **09-Oct-25**  
 Distance **1.59km**

3 2 1



**61 CARDIGAN ROAD MOOROOLBARK VIC 3138** Sold Price **\$720,000** Sold Date **13-Dec-25**  
 Distance **1.99km**

3 1 2

RS = Recent sale      UN = Undisclosed Sale

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