

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 119 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$850,000 Property Type House Suburb Kilsyth

Period - From 01/01/2025 to 31/12/2025 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	43 Ballantyne Cr KILSYTH 3137	\$810,000	14/01/2026
2	5 Alamein Av KILSYTH 3137	\$807,000	20/12/2025
3	8 Mountfield Rd KILSYTH 3137	\$825,000	17/09/2025

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.~~

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Indicative Selling Price

\$795,000 - \$850,000

Median House Price

Year ending December 2025: \$850,000



 3  2  1

Property Type: House

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



43 Ballantyne Cr KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  -

Price: \$810,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 1064 sqm approx



5 Alamein Av KILSYTH 3137 (REI)

Agent Comments

 3  1  -

Price: \$807,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 983 sqm approx



8 Mountfield Rd KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$825,000

Method: Sale

Date: 17/09/2025

Property Type: House (Res)

Land Size: 514 sqm approx

Account - Jellis Craig | P: 03 9726 8888