

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

3/7 Hansen Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$880,000 Property Type House Suburb Kilsyth

Period - From 01/10/2025 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	2/20 Lucas Av KILSYTH 3137	\$930,000	21/12/2025
2	19a Landstrom Qdrnt KILSYTH 3137	\$875,000	27/11/2025
3	26a Kipling Av MOOROOLBARK 3138	\$830,000	25/11/2025

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.~~

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Indicative Selling Price

\$850,000 - \$935,000

Median House Price

December quarter 2025: \$880,000



 3  2  3

Property Type: House

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



2/20 Lucas Av KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 21/12/2025

Property Type: Unit

Land Size: 269 sqm approx



19a Landstrom Qdrnt KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  1

Price: \$875,000

Method: Private Sale

Date: 27/11/2025

Property Type: House

Land Size: 407 sqm approx



26a Kipling Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 285 sqm approx

Account - Jellis Craig | P: 03 9870 6211