

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

1/61 LOMOND AVENUE KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$755,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Feb 2025

to

31 Jan 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

3/61 LOMOND AVENUE KILSYTH VIC 3137	\$723,000	28-Oct-25
3/8 IDINIA STREET KILSYTH VIC 3137	\$790,000	31-Jan-26
4/8 IDINIA STREET KILSYTH VIC 3137	\$740,000	23-Sep-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: 16 February 2026


**3/61 LOMOND AVENUE KILSYTH
VIC 3137**
 1  3  1

Sold Price

\$723,000

Sold Date

28-Oct-25

Distance

0km

**3/8 IDINIA STREET KILSYTH VIC
3137**
 3  2  2

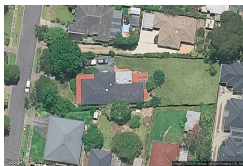
Sold Price

^{RS} **\$790,000**

Sold Date

31-Jan-26

Distance

0.17km

**4/8 IDINIA STREET KILSYTH VIC
3137**
 2  2  -

Sold Price

\$740,000

Sold Date

23-Sep-25

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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