

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 WALNUT DRIVE 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

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

5 TOWER STREET KILSYTH VIC 3137	-	18-Feb-26
6 HAMILTON CLOSE KILSYTH VIC 3137	\$840,000	04-Nov-25
109 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$880,000	21-Nov-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: 04 March 2026



5 TOWER STREET KILSYTH VIC 3137

🏠 3 🚿 1 🚗 2

Sold Price

^{RS} - ^{UN}

Sold Date **18-Feb-26**

Distance **1.3km**



6 HAMILTON CLOSE KILSYTH VIC 3137

🏠 3 🚿 1 🚗 1

Sold Price

\$840,000 Sold Date **04-Nov-25**

Distance **1.3km**



109 CHERYLNE CRESCENT KILSYTH VIC 3137

🏠 3 🚿 2 🚗 2

Sold Price

\$880,000 Sold Date **21-Nov-25**

Distance **1.47km**



68 STEPHEN AVENUE MONTROSE VIC 3765

🏠 3 🚿 1 🚗 1

Sold Price

\$870,000 Sold Date **12-Dec-25**

Distance **1.31km**



30 STEPHEN AVENUE MONTROSE VIC 3765

🏠 3 🚿 2 🚗 3

Sold Price

\$875,000 Sold Date **14-Oct-25**

Distance **1.35km**



30 RICHARDS ROAD MONTROSE VIC 3765

🏠 3 🚿 2 🚗 2

Sold Price

^{RS} - ^{UN}

Sold Date **22-Jan-26**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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