

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

1,2&3/16 Hansen Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$890,000 & \$955,000

Median sale price

Median price \$737,000 Property Type Townhouse Suburb Kilsyth

Period - From 14/11/2024 to 13/11/2025 Source Property Data

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	2b Moana Dr MOOROOLBARK 3138	\$946,000	24/09/2025
2	3/48 Diane Cr CROYDON 3136	\$895,000	17/07/2025
3	16 Parry St CROYDON 3136	\$871,000	05/06/2025

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.~~

This Statement of Information was prepared on:

14/11/2025 13:53



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$955,000
Median Townhouse Price
14/11/2024 - 13/11/2025: \$737,000

Comparable Properties



2b Moana Dr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 3  2  2

Price: \$946,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 302 sqm approx



3/48 Diane Cr CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$895,000
Method: Private Sale
Date: 17/07/2025
Property Type: Townhouse (Single)
Land Size: 257 sqm approx



16 Parry St CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$871,000
Method: Private Sale
Date: 05/06/2025
Property Type: House
Land Size: 209 sqm approx