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	5 David Close, Kilsyth Vic 3137

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $866,000 Property Type House Suburb Kilsyth

Period - From 01/04/2025 to 30/06/2025 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	53 Balmoral St KILSYTH 3137	$770,000	15/07/2025
2	9 Landy Ct KILSYTH 3137	$800,000	07/05/2025
3	71 Geoffrey Dr KILSYTH 3137	$805,000	27/03/2025

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: 22/09/2025 09:42

5 David Close, Kilsyth Vic 3137

BARRYPLANT

Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
June quarter 2025: $866,000

Comparable Properties

53 Balmoral St KILSYTH 3137 (REI/VG)

3 | 1 | 2

Price: $770,000
Method: Private Sale
Date: 15/07/2025
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments

9 Landy Ct KILSYTH 3137 (REI/VG)

3 | 1 | 1

Price: $800,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 947 sqm approx

Agent Comments

71 Geoffrey Dr KILSYTH 3137 (REI/VG)

3 | 1 | 1

Price: $805,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400

REIV THE DIFFERENCE | propertydata.com.au

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