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: 8 Linley Court, Kilsyth Vic 3137

Indicative selling price

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

Range between: $990,000 & $1,080,000

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	82 Cambridge Rd KILSYTH 3137	$1,035,000	15/11/2025
2	14 Tamworth Rd KILSYTH 3137	$1,080,000	17/10/2025
3			

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: 22/01/2026 13:08

8 Linley Court, Kilsyth Vic 3137



Property Type: Land

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
December quarter 2025: $880,000

Comparable Properties



82 Cambridge Rd KILSYTH 3137 (REI)

4 2 1

Price: $1,035,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



14 Tamworth Rd KILSYTH 3137 (REI/VG)

4 2 4

Price: $1,080,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 926 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300

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