

## 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  
1/133 Lomond Avenue, Kilsyth Vic 3137

### Indicative selling price

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

Range between \$950,000 & \$1,010,000

### Median sale price

Median price \$846,500 Property Type House Suburb Kilsyth  
Period - From 23/01/2025 to 22/01/2026 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	27a Glendale Ct KILSYTH 3137	\$1,025,000	09/12/2025
2	2/9 Bainbridge Ct KILSYTH 3137	\$930,000	30/10/2025
3	7 Kilsyth Av KILSYTH 3137	\$1,020,000	30/10/2025

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:

23/01/2026 09:55