

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 4/11 Ervin Road, Kilsyth Vic 3137
Including suburb and postcode

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	\$720,000	Property Type	Unit	Suburb	Kilsyth
Period - From	28/01/2025	to	27/01/2026	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	2/19 Ricky Ct MOOROOLBARK 3138	\$800,000	24/12/2025
2	3/13 Niel St CROYDON 3136	\$795,000	05/08/2025
3	2/13 Kincumber Dr CROYDON 3136	\$777,000	30/07/2025

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:

28/01/2026 10:50