

# 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 35 Balmoral Street, Kilsyth Vic 3137  
Including suburb and postcode

### Indicative selling price

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

Range between \$870,000 & \$950,000

### Median sale price

Median price	\$846,500	Property Type	House	Suburb	Kilsyth
Period - From	29/01/2025	to	28/01/2026	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	69 Pembroke Rd MOOROOLBARK 3138	\$925,000	20/11/2025
2	28 Gratten Rd MONTROSE 3765	\$930,000	31/10/2025
3	13 Lawson Rd MOOROOLBARK 3138	\$925,000	04/09/2025

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:

29/01/2026 10:49