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<br>Including suburb and postcode | 4/133 Lomond Avenue, Kilsyth Vic 3137 |

## Indicative selling price

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

Range between $840,000 & $895,000

## Median sale price

Median price $721,500 Property Type Unit Suburb Kilsyth

Period - From 19/02/2025 to 18/02/2026 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 | 1/15 Newman Rd CROYDON 3136 | $880,000 | 01/12/2025 |
| 2 | 4/21-25 Cambridge Rd MOOROOLBARK 3138 | $885,000 | 15/10/2025 |
| 3 | 4/9 Bainbridge Ct KILSYTH 3137 | $860,000 | 21/08/2025 |

**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: 19/02/2026 11:09