

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

1/8 Cameron Court, Kilsyth Vic 3137

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 \$740,000 Property Type Townhouse Suburb Kilsyth

Period - From 13/04/2025 to 12/04/2026 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	3/14 Ricky Ct MOOROOLBARK 3138	\$835,000	01/02/2026
2	10 Ricky Ct MOOROOLBARK 3138	\$820,000	18/12/2025
3	3/51 Newman Rd CROYDON 3136	\$780,000	19/11/2025

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: 13/04/2026 15:49



Property Type:

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

13/04/2025 - 12/04/2026: \$740,000

Comparable Properties

3/14 Ricky Ct MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$835,000

Method: Sale

Date: 01/02/2026

Property Type: Flat/Unit/Apartment (Res)

10 Ricky Ct MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 18/12/2025

Property Type: House (Res)

3/51 Newman Rd CROYDON 3136 (VG)

Agent Comments



Price: \$780,000

Method: Sale

Date: 19/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454