

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

2 Macdonnell Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$870,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2025

to 31/03/2026

Source REIV

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	6 The Boulevard MONTROSE 3765	\$1,141,000	04/03/2026
2	66 Zina Gr MOOROOLBARK 3138	\$1,084,000	01/03/2026
3	5 Ellis Ct MOOROOLBARK 3138	\$1,040,000	13/12/2025

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:

29/04/2026 14:43



3 2 3

Property Type: House
Land Size: 890 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2026: \$870,000

Comparable Properties



6 The Boulevard MONTROSE 3765 (REI)

Agent Comments

3 2 2

Price: \$1,141,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 896 sqm approx



66 Zina Gr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 3

Price: \$1,084,000
Method: Private Sale
Date: 01/03/2026
Property Type: House (Res)
Land Size: 990 sqm approx



5 Ellis Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 3

Price: \$1,040,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 2023 sqm approx

Account - Barry Plant | P: 03 9735 3300