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	3/60 GEOFFREY DRIVE KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$749,950	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$732,500	Property type	Unit	Suburb	Kilsyth
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
15/60 GEOFFREY DRIVE KILSYTH VIC 3137	$725,000	05-Mar-26
52 CHURCHILL WAY KILSYTH VIC 3137	$790,000	12-May-26
3/40 TIMMS AVENUE KILSYTH VIC 3137	$733,000	13-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 16 July 2026

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15/60 GEOFFREY DRIVE KILSYTH VIC 3137

3 2 1

Sold Price **$725,000** Sold Date **05-Mar-26**

Distance **0.02km**



52 CHURCHILL WAY KILSYTH VIC 3137

3 2 1

Sold Price **$790,000** Sold Date **12-May-26**

Distance **1.92km**



3/40 TIMMS AVENUE KILSYTH VIC 3137

3 2 2

Sold Price **$733,000** Sold Date **13-Jun-26**

Distance **2.01km**

RS = Recent sale **UN** = Undisclosed Sale

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