

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

2/8 CherylInne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$878,000

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2026

to

30/06/2026

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	21 Lucas Av KILSYTH 3137	\$750,000	10/07/2026
2	39 Geoffrey Dr KILSYTH 3137	\$737,000	22/04/2026
3	71 Cardigan Rd MOOROOLBARK 3138	\$767,500	27/03/2026

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:

05/08/2026 13:04



Property Type:
Agent Comments

Indicative Selling Price
\$749,000
Median House Price
June quarter 2026: \$878,000

Comparable Properties



21 Lucas Av KILSYTH 3137 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 10/07/2026
Property Type: Unit
Land Size: 376 sqm approx



39 Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$737,000
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 397 sqm approx



71 Cardigan Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$767,500
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 346 sqm approx

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