

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

4 Church Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2025

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	9 East Ct CROYDON 3136	\$821,000	21/04/2026
2	12/31 Durham Rd KILSYTH 3137	\$837,000	10/03/2026
3			

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$840,000
Median House Price
 Year ending June 2026: \$875,000

Comparable Properties



9 East Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$821,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 349 sqm approx



12/31 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$837,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)

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.