

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

2b Graham Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$728,750

Property Type

Unit

Suburb

Kilsyth

Period - From

07/09/2025

to

06/09/2026

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	2 Solander CI KILSYTH 3137	\$850,000	26/06/2026
2	1/8 Tower St KILSYTH 3137	\$790,000	16/05/2026
3	3/28 CherylInne Cr KILSYTH 3137	\$770,000	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:

07/09/2026 13:10



 3  2  2

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median Unit Price
07/09/2025 - 06/09/2026: \$728,750

Comparable Properties



2 Solander CI KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 26/06/2026
Property Type: Unit
Land Size: 300 sqm approx

1/8 Tower St KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 16/05/2026
Property Type: Unit



3/28 CherylInne Cr KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$770,000
Method: Sale
Date: 27/03/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant (Monash) | P: 03 9803 0400