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	6 Durham Road, Kilsyth Vic 3137

Indicative selling price

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

Single price	$715,000

Median sale price

Median price	$800,000	Property Type	House	Suburb	Kilsyth
Period - From	01/10/2024	to	31/12/2024	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.

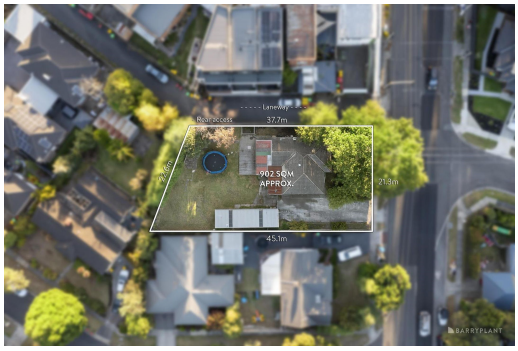
	Address of comparable property	Price	Date of sale
1	128 Hull Rd CROYDON 3136	$640,000	01/03/2025
2	501 Mt Dandenong Rd KILSYTH 3137	$770,000	21/01/2025
3	41 Hawthory Rd KILSYTH 3137	$765,000	18/11/2024

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: 17/03/2025 14:40

6 Durham Road, Kilsyth Vic 3137



3 1 1

Property Type: House (Res)
Land Size: 902 sqm approx

Agent Comments

Indicative Selling Price
$715,000
Median House Price
December quarter 2024: $800,000

Comparable Properties

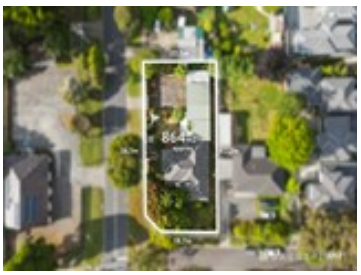


128 Hull Rd CROYDON 3136 (REI)

2 1 -

Price: $640,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



501 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

3 1 4

Price: $770,000
Method: Private Sale
Date: 21/01/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



41 Hawthory Rd KILSYTH 3137 (REI)

3 1 1

Price: $765,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 998 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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