

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

5/1 ERVIN ROAD 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

or range
between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/63-65 SURREY ROAD EAST CROYDON VIC 3136

\$615,000

06-Mar-25

8/416 DORSET ROAD CROYDON VIC 3136

\$626,000

05-Apr-25

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: 06 June 2025



**2/63-65 SURREY ROAD EAST
CROYDON VIC 3136**

 2  1  1

Sold Price

\$615,000

Sold Date

06-Mar-25

Distance

1.83km



**8/416 DORSET ROAD CROYDON
VIC 3136**

 2  1  1

Sold Price

\$626,000

Sold Date

05-Apr-25

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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