## 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

60 Walnut Drive, Kilsyth Vic 3137

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$866,000	Pro	operty Type	Hou	ise		Suburb	Kilsyth
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	Address of comparable property		Date of sale
1	5 Rene Ct MONTROSE 3765	\$1,180,000	12/07/2025
2	3 Pleasant St KILSYTH 3137	\$1,177,000	09/06/2025
3	9 Sarah Ct MONTROSE 3765	\$1,200,000	05/04/2025

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:

22/07/2025 14:45







Property Type: House Land Size: 865 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2025: \$866,000

# **Comparable Properties**

	5 Rene Ct MONTROSE 3765 (REI) 4 2 2 2 Price: \$1,180,000 Method: Private Sale Date: 12/07/2025 Property Type: House (Res)	Agent Comments
	3 Pleasant St KILSYTH 3137 (REI) 5 2 2 2 Price: \$1,177,000 Method: Private Sale Date: 09/06/2025 Property Type: House Land Size: 700 sqm approx	Agent Comments
Andestons	9 Sarah Ct MONTROSE 3765 (REI/VG) 4  3  2 Price: \$1,200,000 Method: Private Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9722 7166



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