

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$866,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2025

to

30/06/2025

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	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



 4  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 12/07/2025  
**Property Type:** House (Res)



**3 Pleasant St KILSYTH 3137 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,177,000  
**Method:** Private Sale  
**Date:** 09/06/2025  
**Property Type:** House  
**Land Size:** 700 sqm approx



**9 Sarah Ct MONTROSE 3765 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

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