

# 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

3 Edenhope Street, 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

\$750,000

&

\$825,000

### Median sale price

Median price

\$805,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2024

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	2c Zina Gr MOOROOLBARK 3138	\$783,000	11/06/2025
2	47a Margaret St KILSYTH 3137	\$810,000	01/07/2025
3	50a Lomond Av KILSYTH 3137	\$825,000	03/04/2025

**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:

30/07/2025 10:57



 3  2  2

**Property Type:** House

**Land Size:** 367 sqm approx

**Agent Comments**

## Comparable Properties

**2c Zina Gr MOOROOLBARK 3138 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$783,000

**Method:**

**Date:** 11/06/2025

**Property Type:** House



**47a Margaret St KILSYTH 3137 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 01/07/2025

**Property Type:** House

**Land Size:** 335 sqm approx



**50a Lomond Av KILSYTH 3137 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** House

**Land Size:** 427 sqm approx