Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	3 Edenhope Street, Kilsyth Vic 3137
postcode	

Indicative selling price

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

Median sale price

Median price	\$805,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

Patrick Donker 9726 8888 0432 045 346 patrickdonker@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$825,000 Median House Price Year ending June 2025: \$805,000





Property Type: House **Land Size:** 367 sqm approx Agent Comments

Comparable Properties

2c Zina Gr MOOROOLBARK 3138 (REI)

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Agent Comments

Price: \$783,000 **Method:**

Date: 11/06/2025 Property Type: House



47a Margaret St KILSYTH 3137 (REI)

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a)

Agent Comments

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)

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Price: \$825,000 Method: Private Sale Date: 03/04/2025 Property Type: House Land Size: 427 sqm approx





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Agent Comments

Account - Jellis Craig | P: 03 9726 8888





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