Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	121 Lomond Avenue, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000	&	\$770,000
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Median sale price

Median price	\$866,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	106 Lomond Av KILSYTH 3137	\$786,000	12/03/2025
2	82 Dryden Conc MOOROOLBARK 3138	\$770,000	05/03/2025
3	6 Luscombe Ct KILSYTH 3137	\$730,000	13/02/2025

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:	21/07/2025 09:07



JellisCraig

Tynan Carr 0423466695 tynancarr@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$770,000 **Median House Price** June quarter 2025: \$866,000





Property Type: House Land Size: 902 sqm approx

Agent Comments

Comparable Properties



106 Lomond Av KILSYTH 3137 (REI/VG)

Price: \$786,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 889 sqm approx **Agent Comments**



82 Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments

Agent Comments

Price: \$770,000 Method: Private Sale Date: 05/03/2025

Property Type: House (Res) Land Size: 941 sqm approx

6 Luscombe Ct KILSYTH 3137 (REI/VG)

Price: \$730,000 Method: Private Sale Date: 13/02/2025 Property Type: House

Land Size: 865 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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