

# 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

16a Lade Avenue, 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 \$770,000

&

\$830,000

### Median sale price

Median price \$800,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2024

to

31/03/2025

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	50a Lomond Av KILSYTH 3137	\$825,000	03/04/2025
2	2/5 Charles St KILSYTH 3137	\$760,100	02/04/2025
3	9/1 Ervin Rd KILSYTH 3137	\$775,000	20/03/2025

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:

23/06/2025 15:36

16a Lade Avenue, Kilsyth Vic 3137

**Jellis  
Craig**

Sharyn de Vries

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**Indicative Selling Price**

\$770,000 - \$830,000

**Median House Price**

Year ending March 2025: \$800,000



3 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



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

Agent Comments

3 2 2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** House

**Land Size:** 427 sqm approx



**2/5 Charles St KILSYTH 3137 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$760,100

**Method:** Private Sale

**Date:** 02/04/2025

**Property Type:** Unit

**Land Size:** 243 sqm approx



**9/1 Ervin Rd KILSYTH 3137 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** Unit

**Land Size:** 288 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211



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