

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

2/61 LOMOND AVENUE KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

9/1 ERVIN ROAD KILSYTH VIC 3137	\$775,000	13-Mar-25
2/5 CHARLES STREET KILSYTH VIC 3137	\$760,100	26-Mar-25
3/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$745,000	05-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 05 July 2025



9/1 ERVIN ROAD KILSYTH VIC 3137 Sold Price **\$775,000** Sold Date **13-Mar-25**

 3  2  2

Distance **0.58km**



2/5 CHARLES STREET KILSYTH VIC 3137 Sold Price **\$760,100** Sold Date **26-Mar-25**

 3  2  2

Distance **0.65km**



3/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138 Sold Price **\$745,000** Sold Date **05-Apr-25**

 3  2  2

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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