

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

6 Fairmont Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$730,000 Property Type Townhouse Suburb Kilsyth

Period - From 10/07/2024 to 09/07/2025 Source Property Data

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	2/5 Charles St KILSYTH 3137	\$760,100	02/04/2025
2	9/1 Ervin Rd KILSYTH 3137	\$775,000	20/03/2025
3	4/29 Cambridge Rd MOOROOLBARK 3138	\$800,000	01/02/2025

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: 10/07/2025 11:53

6 Fairmont Drive, Kilsyth Vic 3137

**Jellis
Craig**

Brent Earney

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Indicative Selling Price

\$740,000 - \$790,000

Median Townhouse Price

10/07/2024 - 09/07/2025: \$730,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 277 sqm approx

Agent Comments

Comparable Properties



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



4/29 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 01/02/2025

Property Type: House

Land Size: 278 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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