

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

14 Church Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$770,000

&

\$840,000

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	9 Landy Ct KILSYTH 3137	\$800,000	07/05/2025
2	19 Lucas Av KILSYTH 3137	\$825,000	06/03/2025
3			

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:

16/06/2025 10:31

14 Church Street, Kilsyth Vic 3137

**Jellis
Craig**

Matthew Dunn

9870 6211

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matthewdunn@jellisrcraig.com.au



3 2 2

Property Type: House

Land Size: 956 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median House Price

Year ending March 2025: \$800,000

Comparable Properties



9 Landy Ct KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$800,000

Method: Private Sale

Date: 07/05/2025

Property Type: House

Land Size: 947 sqm approx



19 Lucas Av KILSYTH 3137 (REI/VG)

Agent Comments

3 1 4

Price: \$825,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: House (Res)

Land Size: 862 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211



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