

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

53 Balmoral Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$788,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2025

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	67 Kipling Av MOOROOLBARK 3138	\$700,000	20/05/2025
2	16 Greenville St MOOROOLBARK 3138	\$724,000	30/04/2025
3	123 Cambridge Rd MOOROOLBARK 3138	\$710,000	01/03/2025

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:

30/06/2025 14:43

53 Balmoral Street, Kilsyth Vic 3137

**Jellis
Craig**

Matthew Bishop

9726 8888

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matthewbishop@jelliscraig.com.au



3 1 2

Property Type: House

Land Size: 393 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

March quarter 2025: \$788,000

Comparable Properties



67 Kipling Av MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$700,000

Method: Private Sale

Date: 20/05/2025

Property Type: House (Res)

Land Size: 409 sqm approx



16 Greenville St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$724,000

Method: Private Sale

Date: 30/04/2025

Property Type: House

Land Size: 377 sqm approx



123 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$710,000

Method: Private Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 461 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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