

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

7 BROMPTON COURT 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

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

2/42 COLCHESTER ROAD KILSYTH VIC 3137	\$720,000	19-Feb-25
3/12 BYRON ROAD KILSYTH VIC 3137	\$685,000	08-Apr-25
8 BELINDA CLOSE KILSYTH VIC 3137	\$710,000	07-Jan-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: 14 July 2025



2/42 COLCHESTER ROAD KILSYTH VIC 3137 Sold Price **\$720,000** Sold Date **19-Feb-25**

3 1 1

Distance **0.17km**



3/12 BYRON ROAD KILSYTH VIC 3137 Sold Price **\$685,000** Sold Date **08-Apr-25**

2 1 2

Distance **0.21km**



8 BELINDA CLOSE KILSYTH VIC 3137 Sold Price **\$710,000** Sold Date **07-Jan-25**

3 1 2

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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