

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

121 Lomond Avenue, 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 \$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	6 Durham Rd KILSYTH 3137	\$715,000	28/04/2025
2	106 Lomond Av KILSYTH 3137	\$786,000	12/03/2025
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:

07/07/2025 09:51



3 1 2

Property Type: House
Land Size: 902 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending March 2025: \$800,000

Comparable Properties



6 Durham Rd KILSYTH 3137 (REI)

Agent Comments

3 1 1

Price: \$715,000
Method: Private Sale
Date: 28/04/2025
Property Type: House (Res)
Land Size: 902 sqm approx



106 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$786,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 889 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) 9908 5700