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	7/3 Brompton Court, Kilsyth Vic 3137

Indicative selling price

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

Range between $890,000 & $915,000

Median sale price

Median price $805,000 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 30/09/2024 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	15 Piccadilly Ct KILSYTH 3137	$915,000	25/10/2024
2	13a View St CROYDON 3136	$890,000	05/08/2024
3	1/23 Byron Rd KILSYTH 3137	$905,000	16/07/2024

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: 20/11/2024 15:01

7/3 Brompton Court, Kilsyth Vic 3137

BARRYPLANT

- -

Property Type:
Agent Comments

Indicative Selling Price
$890,000 - $915,000
Median House Price
Year ending September 2024: $805,000

Comparable Properties



15 Piccadilly Ct KILSYTH 3137 (REI)

3 1 2

Agent Comments

Price: $915,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 939 sqm approx



13a View St CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

Price: $890,000
Method: Private Sale
Date: 05/08/2024
Property Type: House (Res)



1/23 Byron Rd KILSYTH 3137 (REI/VG)

3 2 1

Agent Comments

Price: $905,000
Method: Private Sale
Date: 16/07/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

REIV THE DIFFERENCE

propertydata .com.au

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