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: 119 Lomond Avenue, Kilsyth Vic 3137

## Indicative selling price

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

Range between $795,000 & $820,000

## Median sale price

Median price $850,000 Property Type House Suburb Kilsyth

Period - From 01/01/2025 to 31/12/2025 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 | 43 Ballantyne Cr KILSYTH 3137 | $810,000 | 14/01/2026 |
| 2 | 5 Alamein Av KILSYTH 3137 | $807,000 | 20/12/2025 |
| 3 | 8 Mountfield Rd KILSYTH 3137 | $825,000 | 17/09/2025 |

**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: 11/03/2026 09:55

# 119 Lomond Avenue, Kilsyth Vic 3137

JellisCraig

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au




3 2 2

**Property Type:** House
**Land Size:** 900 sqm approx

Agent Comments

**Indicative Selling Price**
$795,000 - $820,000
**Median House Price**
Year ending December 2025: $850,000

## Comparable Properties



**43 Ballantyne Cr KILSYTH 3137 (REI/VG)**

3 1 -

**Price:** $810,000
**Method:** Private Sale
**Date:** 14/01/2026
**Property Type:** House
**Land Size:** 1064 sqm approx

Agent Comments



**5 Alamein Av KILSYTH 3137 (REI)**

3 1 -

**Price:** $807,000
**Method:** Private Sale
**Date:** 20/12/2025
**Property Type:** House
**Land Size:** 983 sqm approx

Agent Comments



**8 Mountfield Rd KILSYTH 3137 (VG)**

3 - -

**Price:** $825,000
**Method:** Sale
**Date:** 17/09/2025
**Property Type:** House (Res)
**Land Size:** 514 sqm approx

Agent Comments



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