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	12 Balmoral Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $880,000 Property Type House Suburb Kilsyth

Period - From 01/10/2025 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	35 Balmoral St KILSYTH 3137	$975,000	04/02/2026
2	12 Cornelia Cl KILSYTH 3137	$930,000	03/02/2026
3	9 Ti Tree Ct KILSYTH 3137	$950,000	16/01/2026

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: 02/04/2026 11:42

12 Balmoral Street, Kilsyth Vic 3137



4 2 4

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
December quarter 2025: $880,000

Comparable Properties



35 Balmoral St KILSYTH 3137 (REI)

4 2 2

Price: $975,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 1168 sqm approx

Agent Comments



12 Cornelia Cl KILSYTH 3137 (REI/VG)

3 2 2

Price: $930,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 931 sqm approx

Agent Comments



9 Ti Tree Ct KILSYTH 3137 (REI/VG)

3 2 6

Price: $950,000
Method: Private Sale
Date: 16/01/2026
Property Type: House
Land Size: 1134 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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