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	17a Lockhart Court, Kilsyth Vic 3137

Indicative selling price

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

Range between $830,000 & $900,000

Median sale price

Median price $740,000 Property Type Townhouse Suburb Kilsyth

Period - From 21/05/2025 to 20/05/2026 Source Property Data

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	2/133 Lomond Av KILSYTH 3137	$940,000	12/02/2026
2	4 Caroline St KILSYTH 3137	$805,000	21/01/2026
3	3/14 Bristol Ct KILSYTH 3137	$825,000	08/01/2026

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: 21/05/2026 12:46

17a Lockhart Court, Kilsyth Vic 3137



Property Type:
Agent Comments

Indicative Selling Price
$830,000 - $900,000
Median Townhouse Price
21/05/2025 - 20/05/2026: $740,000

Comparable Properties



2/133 Lomond Av KILSYTH 3137 (REI/VG)

4 3 2

Agent Comments

Price: $940,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)



4 Caroline St KILSYTH 3137 (REI/VG)

3 2 1

Agent Comments

Price: $805,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Res)
Land Size: 168 sqm approx



3/14 Bristol Ct KILSYTH 3137 (REI/VG)

3 2 2

Agent Comments

Price: $825,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800

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