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	63 LANDSTROM QUADRANT KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Kilsyth
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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 6 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
76 HULL ROAD CROYDON VIC 3136	$710,000	30-May-26
2/244 DORSET ROAD CROYDON VIC 3136	$726,000	27-Apr-26
1/125 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	$715,500	26-Mar-26

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 6 months.~~

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76 HULL ROAD CROYDON VIC 3136 Sold Price RS **$710,000** Sold Date **30-May-26**

2 1 1 Distance **1.36km**



2/244 DORSET ROAD CROYDON VIC 3136 Sold Price **$726,000** Sold Date **27-Apr-26**

3 2 1 Distance **1.88km**



1/125 CAMBRIDGE ROAD MOOROOLBARK VIC 3138 Sold Price **$715,500** Sold Date **26-Mar-26**

3 1 1 Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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