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	36 EDENHOPE STREET 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	$880,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	House	Suburb	Kilsyth
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
2 MAGNOLIA GROVE MONTROSE VIC 3765	$893,500	13-May-25
14 FOULDS COURT MONTROSE VIC 3765	$956,000	23-Jan-25
30 REGINA STREET KILSYTH VIC 3137	$915,000	16-Jan-25

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.~~

This Statement of Information was prepared on: 19 June 2025

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2 MAGNOLIA GROVE MONTROSE VIC 3765

3 2 4

Sold Price RS $893,500 Sold Date 13-May-25

Distance 0.81km



14 FOULDS COURT MONTROSE VIC 3765

3 1 4

Sold Price $956,000 Sold Date 23-Jan-25

Distance 1.05km



30 REGINA STREET KILSYTH VIC 3137

3 2 2

Sold Price $915,000 Sold Date 16-Jan-25

Distance 0.28km

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

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