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: 7A Balmoral Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $650,000 & $710,000

Median sale price

Median price $722,000 Property Type Unit Suburb Kilsyth

Period - From 01/07/2025 to 30/06/2026 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	3/9 Graham Av KILSYTH 3137	$721,000	13/04/2026
2	5 Hillside Cl MONTROSE 3765	$695,000	16/03/2026
3	3/2 Kevin Ct KILSYTH 3137	$690,000	18/02/2026

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: 21/07/2026 14:34

7A Balmoral Street, Kilsyth Vic 3137

JellisCraig

Joseph Corsi
9870 6211
0418 149 290
josephcorsi@jelliscraig.com.au



2 2 2

Property Type: Townhouse
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median Unit Price
Year ending June 2026: $722,000

Comparable Properties



3/9 Graham Av KILSYTH 3137 (REI/VG)

2 2 1

Price: $721,000
Method: Private Sale
Date: 13/04/2026
Property Type: Unit

Agent Comments



5 Hillside Cl MONTROSE 3765 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 16/03/2026
Property Type: Townhouse (Single)
Land Size: 155 sqm approx

Agent Comments



3/2 Kevin Ct KILSYTH 3137 (REI/VG)

2 1 1

Price: $690,000
Method: Private Sale
Date: 18/02/2026
Property Type: Unit

Agent Comments

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