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	3/16 Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $740,000 Property Type Townhouse Suburb Kilsyth

Period - From 12/05/2025 to 11/05/2026 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	400 Dorset Rd CROYDON 3136	$850,000	10/03/2026
2	2a Beatrice St KILSYTH 3137	$800,000	10/03/2026
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: 12/05/2026 11:14

3/16 Byron Road, Kilsyth Vic 3137



3 2 2

Property Type: residential

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Townhouse Price
12/05/2025 - 11/05/2026: $740,000

Comparable Properties



400 Dorset Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 10/03/2026
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments



2a Beatrice St KILSYTH 3137 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 10/03/2026
Property Type: Townhouse (Single)
Land Size: 183 sqm approx

Agent Comments



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

3 2 2

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

Agent Comments

Account - Woodards | P: 0390563899

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