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	14 Florence Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $836,500 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	28 Hillview Dr KILSYTH 3137	$728,000	14/10/2023
2	54 Croydondale Dr MOOROOLBARK 3138	$690,000	14/10/2023
3	656 Mt Dandenong Rd KILSYTH 3137	$671,000	19/10/2023

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: 21/02/2024 09:26

14 Florence Street, Kilsyth Vic 3137

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 1

Rooms: 4
Property Type: House
Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
December quarter 2023: $836,500

Comparable Properties



28 Hillview Dr KILSYTH 3137 (REI/VG)

3 1 1

Price: $728,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



54 Croydondale Dr MOOROOLBARK 3138 (REI/VG)

3 1 4

Price: $690,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 961 sqm approx

Agent Comments



656 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

3 2 1

Price: $671,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 825 sqm approx

Agent Comments

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