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	2/10 Orchard Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $788,000 Property Type House Suburb Kilsyth

Period - From 01/01/2025 to 31/03/2025 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	9/1 Ervin Rd KILSYTH 3137	$775,000	20/03/2025
2	35b Eothen La KILSYTH 3137	$750,000	28/02/2025
3	121a Cherylnne Cr KILSYTH 3137	$855,000	10/02/2025

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: 28/04/2025 09:24

2/10 Orchard Street, Kilsyth Vic 3137

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



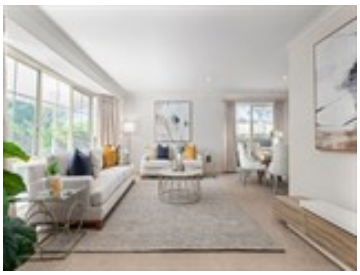
3 2 2

Property Type: Townhouse (Single)
Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
March quarter 2025: $788,000

Comparable Properties



9/1 Ervin Rd KILSYTH 3137 (REI/VG)

3 2 2

Price: $775,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit
Land Size: 288 sqm approx

Agent Comments



35b Eothen La KILSYTH 3137 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Res)

Agent Comments



121a Cherylnne Cr KILSYTH 3137 (REI/VG)

3 2 2

Price: $855,000
Method: Private Sale
Date: 10/02/2025
Property Type: Unit
Land Size: 389 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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