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	2/40 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Single price $689,950

Median sale price

Median price $691,000 Property Type Unit Suburb Kilsyth

Period - From 01/04/2024 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	45 Glen Dhu Rd KILSYTH 3137	$700,000	22/02/2025
2	25 Terrigal Cr KILSYTH 3137	$685,000	07/02/2025
3	2/94 Brice Av MOOROOLBARK 3138	$695,000	31/10/2024

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: 04/04/2025 16:20

2/40 Lomond Avenue, Kilsyth Vic 3137



Property Type:
Agent Comments

Indicative Selling Price
$689,950
Median Unit Price
Year ending March 2025: $691,000

Comparable Properties



45 Glen Dhu Rd KILSYTH 3137 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 22/02/2025
Property Type: House

Agent Comments



25 Terrigal Cr KILSYTH 3137 (REI/VG)

3 2 2

Price: $685,000
Method: Private Sale
Date: 07/02/2025
Property Type: Townhouse (Single)

Agent Comments



2/94 Brice Av MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $695,000
Method: Private Sale
Date: 31/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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