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	9/4 Palm Grove, Kilsyth Vic 3137

Indicative selling price

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

Range between $600,000 & $660,000

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	2 Charles St KILSYTH 3137	$670,000	03/05/2025
2	3/111 Colchester Rd KILSYTH 3137	$645,000	22/01/2025
3	2/111 Colchester Rd KILSYTH 3137	$640,000	03/01/2025

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: 21/05/2025 15:50

9/4 Palm Grove, Kilsyth Vic 3137



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending March 2025: $691,000

Comparable Properties



2 Charles St KILSYTH 3137 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 234 sqm approx

Agent Comments



3/111 Colchester Rd KILSYTH 3137 (REI/VG)

2 1 1

Price: $645,000
Method: Private Sale
Date: 22/01/2025
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments



2/111 Colchester Rd KILSYTH 3137 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 03/01/2025
Property Type: Unit
Land Size: 180 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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