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	6 Kilsyth Avenue, Burwood Vic 3125

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,487,500 Property Type House Suburb Burwood

Period - From 01/10/2024 to 30/09/2025 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	47 Peacock St BURWOOD 3125	$1,270,000	06/09/2025
2	107 Burwood Hwy BURWOOD EAST 3151	$1,210,000	02/07/2025
3	38 Foch St BOX HILL SOUTH 3128	$1,187,000	24/05/2025

OR

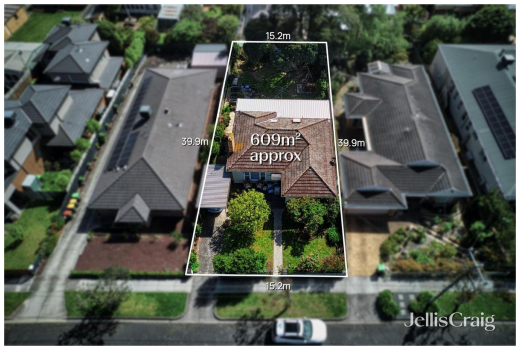
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/10/2025 16:08

6 Kilsyth Avenue, Burwood Vic 3125

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,487,500

Comparable Properties



47 Peacock St BURWOOD 3125 (REI)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments



107 Burwood Hwy BURWOOD EAST 3151 (REI)

3 1 4

Price: $1,210,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 772 sqm approx

Agent Comments



38 Foch St BOX HILL SOUTH 3128 (REI/VG)

2 1 1

Price: $1,187,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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