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: 3 Indy Close, Kilsyth Vic 3137

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $737,500 Property Type Townhouse Suburb Kilsyth

Period - From 23/10/2024 to 22/10/2025 Source Property Data

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	4 Monty Cl KILSYTH 3137	$666,000	01/06/2025
2	24b Collins Pl KILSYTH 3137	$597,500	21/05/2025
3			

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: 23/10/2025 16:17

3 Indy Close, Kilsyth Vic 3137

JellisCraig

Gary Seaye
9725 0000
0412 173 217
garyseaye@jelliscraig.com.au



2 1 1

Property Type: Townhouse
Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Townhouse Price
23/10/2024 - 22/10/2025: $737,500

Comparable Properties

FLETCHERS
Sold

4 Monty Cl KILSYTH 3137 (REI/VG)

2 1 1

Price: $666,000
Method: Private Sale
Date: 01/06/2025
Property Type: Townhouse (Single)
Land Size: 158 sqm approx

Agent Comments



24b Collins Pl KILSYTH 3137 (REI)

2 2 1

Price: $597,500
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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