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	49 Churchill Way, Kilsyth Vic 3137

Indicative selling price

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

Single price $715,000

Median sale price

Median price $870,000 Property Type House Suburb Kilsyth

Period - From 01/07/2025 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	37 Charles St MOOROOLBARK 3138	$710,000	08/08/2025
2	99 Hull Rd CROYDON 3136	$707,000	12/07/2025
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: 15/12/2025 10:56

49 Churchill Way, Kilsyth Vic 3137

JellisCraig

Matthew Bishop
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2 1

Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$715,000
Median House Price
September quarter 2025: $870,000

Comparable Properties



37 Charles St MOOROOLBARK 3138 (VG)

2 - -

Price: $710,000
Method: Sale
Date: 08/08/2025
Property Type: Development Site (Res)
Land Size: 871 sqm approx

Agent Comments



99 Hull Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $707,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 936 sqm approx

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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