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: 2/20 Lucas Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $720,000 Property Type Unit 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	4 Cosmo Ct KILSYTH 3137	$920,500	05/08/2025
2	5 One Tree La MONTROSE 3765	$910,000	07/07/2025
3	15 Skye Ct BAYSWATER NORTH 3153	$901,000	03/07/2025

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: 04/12/2025 11:07

2/20 Lucas Avenue, Kilsyth Vic 3137

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median Unit Price
September quarter 2025: $720,000

Comparable Properties



4 Cosmo Ct KILSYTH 3137 (REI/VG)

3 2 2

Price: $920,500
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 473 sqm approx

Agent Comments



5 One Tree La MONTROSE 3765 (REI/VG)

3 2 2

Price: $910,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 500 sqm approx

Agent Comments



15 Skye Ct BAYSWATER NORTH 3153 (REI/VG)

3 2 -

Price: $901,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 500 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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