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	114a Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between $850,000 & $900,000

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	19a Landstrom Qdrnt KILSYTH 3137	$875,000	27/11/2025
2	105 Lomond Av KILSYTH 3137	$870,000	26/08/2025
3	3 Edenhope St KILSYTH 3137	$850,000	12/08/2025

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: 22/12/2025 14:40

114a Lomond Avenue, Kilsyth Vic 3137

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
adriannyariri@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 510 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
September quarter 2025: $870,000

Comparable Properties



19a Landstrom Qdrnt KILSYTH 3137 (REI)

3 2 1

Price: $875,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 407 sqm approx

Agent Comments



105 Lomond Av KILSYTH 3137 (REI/VG)

3 2 3

Price: $870,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 427 sqm approx

Agent Comments



3 Edenhope St KILSYTH 3137 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 12/08/2025
Property Type: House (Res)
Land Size: 367 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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