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	1/23 Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price*

Median price $700,000 Property Type Unit Suburb Kilsyth

Period - From 01/01/2024 to 31/03/2024 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	6a Sunray Ct CROYDON 3136	$966,000	16/03/2024
2	2/17 Allaware Av CROYDON 3136	$895,000	15/05/2024
3	65a Timms Av KILSYTH 3137	$890,000	22/02/2024

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: 17/06/2024 15:46

1/23 Byron Road, Kilsyth Vic 3137

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- -

Property Type:
Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median Unit Price *
01/01/2024 - 31/03/2024: $700,000
* Agent calculated median

Comparable Properties



6a Sunray Ct CROYDON 3136 (REI)

3 2 2

Price: $966,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments



2/17 Allaware Av CROYDON 3136 (REI)

3 2 2

Price: $895,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 319 sqm approx

Agent Comments



65a Timms Av KILSYTH 3137 (REI/VG)

3 2 2

Price: $890,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 436 sqm approx

Agent Comments

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