

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 WALNUT DRIVE KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,000

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6 HAMILTON CLOSE KILSYTH VIC 3137	\$840,000	04-Nov-25
43 BALLANTYNE CRESCENT KILSYTH VIC 3137	\$810,000	17-Dec-25
5 TOWER STREET KILSYTH VIC 3137	\$869,888	18-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 23 March 2026


6 HAMILTON CLOSE KILSYTH VIC 3137

3 1 1

 Sold Price **\$840,000** Sold Date **04-Nov-25**

 Distance **1.3km**

43 BALLANTYNE CRESCENT KILSYTH VIC 3137

3 1 1

 Sold Price **\$810,000** Sold Date **17-Dec-25**

 Distance **2.2km**

5 TOWER STREET KILSYTH VIC 3137

3 1 2

 Sold Price ^{RS} **\$869,888** ^{UN} Sold Date **18-Feb-26**

 Distance **1.3km**

68 STEPHEN AVENUE MONTROSE VIC 3765

3 1 1

 Sold Price **\$870,000** Sold Date **12-Dec-25**

 Distance **1.31km**

85 CHARLES ROAD LILYDALE VIC 3140

3 1 2

 Sold Price **\$856,000** Sold Date **01-Dec-25**

 Distance **2.15km**

28 CARDIGAN ROAD MOOROOLBARK VIC 3138

3 1 2

 Sold Price ^{RS} **\$800,000** Sold Date **28-Feb-26**

 Distance **2.38km**

RS = Recent sale

UN = Undisclosed Sale

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