

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

4b Kevin Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$650,000

&

\$675,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Kilsyth

Period - From 01/04/2026

to

30/06/2026

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	2 Charlotte PI MOOROOLBARK 3138	\$680,000	18/03/2026
2	2/13 Louisa St CROYDON 3136	\$685,000	06/03/2026
3	3/2 Kevin Ct KILSYTH 3137	\$690,000	18/02/2026

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:

11/08/2026 15:00



2 1 1

Property Type: Unit

Land Size: 147 sqm approx

Agent Comments

Comparable Properties



2 Charlotte PI MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Unit



2/13 Louisa St CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 06/03/2026

Property Type: Unit

Land Size: 199 sqm approx



3/2 Kevin Ct KILSYTH 3137 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 18/02/2026

Property Type: Unit