

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

4 WISTERIA CLOSE 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/5 ANITA STREET KILSYTH VIC 3137	730000	10-Feb-25
4/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	743500	20-Feb-25
8/29 MARGARET STREET KILSYTH VIC 3137	785000	31-Dec-24

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: 14 April 2025

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3/5 ANITA STREET KILSYTH VIC 3137

 3  2  2

Sold Price

^{RS} **730000** ^{UN}

Sold Date **10-Feb-25**

Distance **0.43km**



4/63 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

 3  2  2

Sold Price

^{RS} **743500** ^{UN}

Sold Date **20-Feb-25**

Distance **1.51km**



8/29 MARGARET STREET KILSYTH VIC 3137

 3  2  2

Sold Price

785000

Sold Date **31-Dec-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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