

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

5 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Oct 2024

to

30 Sep 2025

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

3/54 GLEN DHU ROAD KILSYTH VIC 3137	\$750,000	03-Jul-25
2C ZINA GROVE MOOROOLBARK VIC 3138	\$783,000	26-May-25
2/30 PASCOE AVENUE CROYDON VIC 3136	\$790,000	30-Aug-25

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: 06 October 2025

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**3/54 GLEN DHU ROAD KILSYTH
VIC 3137**

 3  2  2

Sold Price

\$750,000

Sold Date

03-Jul-25

Distance

1.07km



**2C ZINA GROVE MOOROOLBARK
VIC 3138**

 3  2  1

Sold Price

\$783,000

Sold Date

26-May-25

Distance

1.12km



**2/30 PASCOE AVENUE CROYDON
VIC 3136**

 3  2  2

Sold Price

^{RS} **\$790,000**

Sold Date

30-Aug-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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