

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

8 MOUNTFIELD ROAD 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,750

Property type

Unit

Suburb

Kilsyth

Period-from

01 Sep 2024

to

31 Aug 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

7 BROMPTON COURT KILSYTH VIC 3137	\$796,500	29-Jul-25
8 LOCKHART COURT KILSYTH VIC 3137	\$750,000	26-Jun-25
53 BALMORAL STREET KILSYTH VIC 3137	\$770,000	22-Jul-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: 03 September 2025


7 BROMPTON COURT KILSYTH VIC 3137

Sold Price

^{RS}
\$796,500

Sold Date

29-Jul-25


Distance

1.5km

8 LOCKHART COURT KILSYTH VIC 3137

Sold Price

\$750,000

Sold Date

26-Jun-25


Distance

1.29km

53 BALMORAL STREET KILSYTH VIC 3137

Sold Price

^{RS}
\$770,000

Sold Date

22-Jul-25


Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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