

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

2 THEODORE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Kilsyth

Period-from

01 Nov 2024

to

31 Oct 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

12A EDWARD COURT CROYDON VIC 3136	\$810,000	03-Sep-25
2/11 BARCLAY AVENUE CROYDON VIC 3136	\$690,000	08-Aug-25
1/96 CROYDON ROAD CROYDON VIC 3136	\$760,000	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: 08 November 2025


**12A EDWARD COURT CROYDON
VIC 3136**

Sold Price

^{RS}
\$810,000

Sold Date

03-Sep-25


Distance

1.3km

**2/11 BARCLAY AVENUE CROYDON
VIC 3136**

Sold Price

\$690,000

Sold Date

08-Aug-25


Distance

2.23km

**1/96 CROYDON ROAD CROYDON
VIC 3136**

Sold Price

\$760,000

Sold Date

30-Aug-25


Distance

2.5km

**3/478 DORSET ROAD BORONIA
VIC 3155**

Sold Price

^{RS}
\$720,000

Sold Date

09-Sep-25


Distance

4.57km
RS = Recent sale

UN = Undisclosed Sale

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