

## 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

3/28 CHERYLNNE CRESCENT KILSYTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$843,000

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1/8 TINARRA COURT KILSYTH VIC 3137  | \$756,000 | 31-Jan-26 |
| 15 LUCAS AVENUE KILSYTH VIC 3137    | \$745,000 | 14-Jan-26 |
| 162 LIVERPOOL ROAD KILSYTH VIC 3137 | \$750,000 | 26-Nov-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: 18 March 2026



**1/8 TINARRA COURT KILSYTH VIC 3137**

Sold Price

<sup>RS</sup>

**\$756,000**

Sold Date

**31-Jan-26**

 3

 1

 2

Distance

**0.97km**



**15 LUCAS AVENUE KILSYTH VIC 3137**

Sold Price

**\$745,000**

Sold Date

**14-Jan-26**

 3

 1

 1

Distance

**1.02km**



**162 LIVERPOOL ROAD KILSYTH VIC 3137**

Sold Price

**\$750,000**

Sold Date

**26-Nov-25**

 3

 1

 2

Distance

**1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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