

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

1 Chamomile Close, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$759,000

Median sale price

Median price \$878,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 six 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	3 Chamomile CI KILSYTH 3137	\$695,000	10/08/2026
2	3/60 Geoffrey Dr KILSYTH 3137	\$749,950	03/08/2026
3	1/37 Diane Cr MOOROOLBARK 3138	\$751,000	03/08/2026

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 six months.~~

This Statement of Information was prepared on:

20/08/2026 10:22



Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median House Price

June quarter 2026: \$878,000

Comparable Properties



3 Chamomile CI KILSYTH 3137 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 10/08/2026

Property Type: Townhouse (Single)



3/60 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$749,950

Method: Private Sale

Date: 03/08/2026

Property Type: Townhouse (Single)

Land Size: 175 sqm approx



1/37 Diane Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$751,000

Method: Private Sale

Date: 03/08/2026

Property Type: House

Land Size: 207 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454