

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

10a Deborah Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$862,000

Property Type

House

Suburb

Kilsyth

Period - From

08/09/2025

to

07/09/2026

Source

Property Data

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	36 Eothen La KILSYTH 3137	\$805,000	18/06/2026
2	45A Cherylnne Cr KILSYTH 3137	\$785,000	10/06/2026
3	20 Lomond Av KILSYTH 3137	\$775,000	12/05/2026

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:

08/09/2026 13:57



3 2 2

Property Type: House
Land Size: 267 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median House Price
08/09/2025 - 07/09/2026: \$862,000

Comparable Properties



36 Eothen La KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$805,000
Method: Private Sale
Date: 18/06/2026
Property Type: House
Land Size: 251 sqm approx



45A Cherylnne Cr KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 324 sqm approx



20 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

3 1 2

Price: \$775,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 394 sqm approx