

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

2/61 LOMOND AVENUE 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

\$680,000

&

\$718,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2 URBAN CLOSE KILSYTH VIC 3137	\$689,950	17-Apr-25
45 GLEN DHU ROAD KILSYTH VIC 3137	\$700,000	11-Feb-25
2/60 GEOFFREY DRIVE KILSYTH VIC 3137	\$713,600	18-Feb-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: 02 June 2025



2 URBAN CLOSE KILSYTH VIC 3137 Sold Price ^{RS} **\$689,950** Sold Date **17-Apr-25**

 3  2  2

Distance **0.18km**



45 GLEN DHU ROAD KILSYTH VIC 3137 Sold Price **\$700,000** Sold Date **11-Feb-25**

 3  2  1

Distance **0.32km**



2/60 GEOFFREY DRIVE KILSYTH VIC 3137 Sold Price **\$713,600** Sold Date **18-Feb-25**

 3  2  2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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