

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 ALASTAIR COURT 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2025

to

31 May 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

41 HILLVIEW DRIVE KILSYTH VIC 3137	\$851,000	21-Apr-26
2 NURAYLIA AVENUE CROYDON VIC 3136	\$900,000	17-Jun-26

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: 23 June 2026



41 HILLVIEW DRIVE KILSYTH VIC 3137

Sold Price

\$851,000

Sold Date

21-Apr-26



3



1



2

Distance

1.39km



2 NURAYLIA AVENUE CROYDON VIC 3136

Sold Price

^{RS} **\$900,000**

Sold Date

17-Jun-26



3



1



2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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