

# 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

60a Hawthory Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2025

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 | 2 Nola Ct CROYDON 3136             | \$760,000 | 11/08/2026   |
| 2 | 20 Lionel Cr CROYDON 3136          | \$812,000 | 18/07/2026   |
| 3 | 55 Croydondale Dr MOOROOLBARK 3138 | \$802,000 | 20/05/2026   |

**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:

14/09/2026 17:00



3 2 1

**Property Type:** House  
**Land Size:** 473 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median House Price**  
Year ending June 2026: \$875,000

## Comparable Properties



**2 Nola Ct CROYDON 3136 (REI)**

**Agent Comments**

3 1 2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 11/08/2026  
**Property Type:** House (Res)  
**Land Size:** 424 sqm approx



**20 Lionel Cr CROYDON 3136 (REI)**

**Agent Comments**

3 1 1

**Price:** \$812,000  
**Method:** Private Sale  
**Date:** 18/07/2026  
**Property Type:** House  
**Land Size:** 428 sqm approx



**55 Croydondale Dr MOOROOLBARK 3138 (REI)**

**Agent Comments**

3 1 2

**Price:** \$802,000  
**Method:** Private Sale  
**Date:** 20/05/2026  
**Property Type:** House (Res)  
**Land Size:** 443 sqm approx