

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

7 WALNUT DRIVE 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,000

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2025

to

28 Feb 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

7 WOODRIDGE CLOSE MONTROSE VIC 3765	\$945,000	20-Nov-25
39 MARGARET STREET KILSYTH VIC 3137	\$975,000	05-Mar-26
35 BALMORAL STREET KILSYTH VIC 3137	\$975,000	04-Feb-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: 30 March 2026



7 WOODRIDGE CLOSE MONTROSE VIC 3765

Sold Price

\$945,000

Sold Date

20-Nov-25

4

2

2

Distance

1.06km

39 MARGARET STREET KILSYTH VIC 3137

Sold Price

^{RS}\$975,000

Sold Date

05-Mar-26

4

2

2

Distance

1.92km

35 BALMORAL STREET KILSYTH VIC 3137

Sold Price

Sold Date

04-Feb-26

4

2

2

Distance

1.11km

2/33 HILLVIEW DRIVE KILSYTH VIC 3137

Sold Price

^{RS}\$958,000^{UN}

Sold Date

28-Feb-26

4

2

2

Distance

1.87km

69 PEMBROKE ROAD MOOROOLBARK VIC 3138

Sold Price

\$925,000

Sold Date

21-Nov-25

4

2

2

Distance

1.6km

10 DENNIS COURT MOOROOLBARK VIC 3138

Sold Price

\$965,000

Sold Date

04-Dec-25

4

2

3

Distance

1.96km

RS = Recent sale
 UN = Undisclosed Sale

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8 HAVEN COURT MOOROOLBARK
VIC 3138

Sold Price

\$952,000

Sold Date

29-Dec-25

4

2

1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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