

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

70 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$850,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2025

to 31/12/2025

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	66 Zina Gr MOOROOLBARK 3138	\$1,084,000	01/03/2026
2	2-4 Ervin Rd KILSYTH 3137	\$1,105,000	17/12/2025
3	14 Tamworth Rd KILSYTH 3137	\$1,080,000	17/10/2025

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:

31/03/2026 15:28

**Property Type:** House (Res)**Land Size:** 864 sqm approx**Agent Comments****Indicative Selling Price**

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2025: \$850,000

Comparable Properties

**66 Zina Gr MOOROOLBARK 3138 (REI)****Agent Comments****Price:** \$1,084,000**Method:** Private Sale**Date:** 01/03/2026**Property Type:** House (Res)**Land Size:** 990 sqm approx**2-4 Ervin Rd KILSYTH 3137 (REI)****Agent Comments****Price:** \$1,105,000**Method:** Private Sale**Date:** 17/12/2025**Property Type:** House (Res)**Land Size:** 1189 sqm approx**14 Tamworth Rd KILSYTH 3137 (REI/VG)****Agent Comments****Price:** \$1,080,000**Method:** Private Sale**Date:** 17/10/2025**Property Type:** House**Land Size:** 926 sqm approx

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