

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

78 Pascoe Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$876,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2026

to

31/03/2026

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.

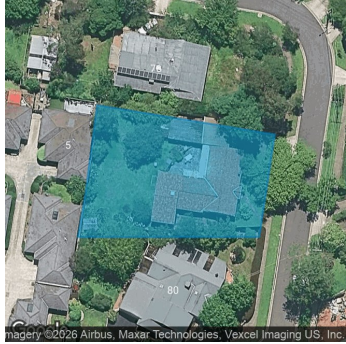
	Address of comparable property	Price	Date of sale
1	28 Kiloran Av KILSYTH 3137	\$885,000	18/05/2026
2	34 Jarvis Av CROYDON 3136	\$935,000	11/04/2026
3	14 Mandowie Cr CROYDON 3136	\$910,000	22/01/2026

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:

17/06/2026 14:50



Property Type: House (Previously Occupied - Detached)
Land Size: 1105 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 March quarter 2026: \$876,000

Comparable Properties



28 Kiloran Av KILSYTH 3137 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 885 sqm approx



34 Jarvis Av CROYDON 3136 (REI)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 1189 sqm approx



14 Mandowie Cr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 874 sqm approx

Account - Woodards | P: 0390563899