

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

9 LUCINLEY CLOSE 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

\$595,000

&

\$635,000

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

6/196 HULL ROAD MOOROOLBARK VIC 3138	\$630,000	03-Dec-25
48/355 DORSET ROAD CROYDON VIC 3136	\$600,000	21-Jan-26
2/250 HULL ROAD MOOROOLBARK VIC 3138	\$596,000	26-Nov-25

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: 17 March 2026



6/196 HULL ROAD
MOOROOLBARK VIC 3138

2 1 1

Sold Price **\$630,000** Sold Date **03-Dec-25**

Distance **1.77km**



48/355 DORSET ROAD CROYDON
VIC 3136

2 1 1

Sold Price **\$600,000** Sold Date **21-Jan-26**

Distance **1.9km**



2/250 HULL ROAD
MOOROOLBARK VIC 3138

2 1 1

Sold Price **\$596,000** Sold Date **26-Nov-25**

Distance **2.02km**



8B SWINBURNE AVENUE
MOOROOLBARK VIC 3138

2 1 1

Sold Price **\$647,600** Sold Date **26-Nov-25**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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