

# 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

8 Lomond Avenue, Kilsyth, VIC, 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$\*799,000

&

\$878,000

### Median sale price

Median price

\$791,500

Property type

House

Suburb

Kilsyth

Period - From

23/11/2023

to

22/11/2024

Source

realestate.com.au

### 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 – 8 Caroline Street, Kilsyth	\$852,500	2/12/2024
2 – 57 Balmoral Street, Kilsyth	\$812,000	23/7/2024
3 – 14 Loch Street, Kilsyth	\$800,000	7/11/2024

This Statement of Information was prepared on: 8/1/2025