

## 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

4/8 KAURI COURT CROYDON VIC 3136

### 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)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 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

4 BEATRICE STREET KILSYTH VIC 3137	\$800,000	17-Feb-26
4 CAROLINE STREET KILSYTH VIC 3137	\$805,000	20-Jan-26
2A BEATRICE STREET KILSYTH VIC 3137	\$800,000	02-Mar-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: 29 April 2026



**4 BEATRICE STREET KILSYTH VIC 3137**

Sold Price

**\$800,000**

Sold Date

**17-Feb-26**

 3  2  1

Distance

**1.75km**



**4 CAROLINE STREET KILSYTH VIC 3137**

Sold Price

**\$805,000**

Sold Date

**20-Jan-26**

 3  2  1

Distance

**1.5km**



**2A BEATRICE STREET KILSYTH VIC 3137**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**02-Mar-26**

 3  2  1

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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