

## 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

54 TAMWORTH ROAD 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)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2025

to

31 May 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

56 HAWTHORY ROAD KILSYTH VIC 3137	\$830,000	12-May-26
17 GARDEN STREET KILSYTH VIC 3137	\$820,000	21-Feb-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: 09 June 2026



**56 HAWTHORY ROAD KILSYTH VIC** Sold Price **3137**

<sup>RS</sup> **\$830,000** Sold Date **12-May-26**

3 1 2

Distance **1.18km**



**17 GARDEN STREET KILSYTH VIC** Sold Price **3137**

**\$820,000** Sold Date **21-Feb-26**

3 1 4

Distance **1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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