

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1,2,3/4 Amelia Court, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Four bedroom townhouse		Or range between	\$890,000	&	\$955,000
Three bedroom townhouse		Or range between	\$800,000	&	\$880,000
Three bedroom townhouse		Or range between	\$850,000	&	\$920,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$720,000

Suburb

Kilsyth

Period - From

15/12/2024

to

14/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Four bedroom townhouse	71A timms Av KILSYTH 3137	891000.0000	03/12/2025
	1/9 Bainbridge Ct KILSYTH 3137	910000.0000	21/11/2025
	2/10 Fernbank Ct KILSYTH 3137	850000.0000	05/11/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Three bedroom townhouse	71A timms Av KILSYTH 3137	891000.0000	03/12/2025
	1/9 Bainbridge Ct KILSYTH 3137	910000.0000	21/11/2025
	2/10 Fernbank Ct KILSYTH 3137	850000.0000	05/11/2025

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Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15/12/2025 14:50