

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

4C Wannan Court, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$935,000

Median sale price

Median price	\$850,000	Property Type	House	Suburb	Kilsyth
Period - From	01/01/2025	to	31/12/2025	Source	REIV

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	12 Cornelia Cl KILSYTH 3137	\$930,000	03/02/2026
2	109 Cherylnne Cr KILSYTH 3137	\$880,000	22/11/2025
3	69 Pembroke Rd MOOROOLBARK 3138	\$925,000	20/11/2025

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 six months.~~

This Statement of Information was prepared on:

04/02/2026 09:19


Property Type:

Agent Comments

Indicative Selling Price

\$880,000 - \$935,000

Median House Price

Year ending December 2025: \$850,000

Comparable Properties


12 Cornelia Ct KILSYTH 3137 (REI)


3



2



2

Agent Comments

Price: \$930,000

Method: Private Sale

Date: 03/02/2026

Property Type: House

Land Size: 931 sqm approx

109 Cherylnne Cr KILSYTH 3137 (REI)


3



2



2

Agent Comments

Price: \$880,000

Method: Private Sale

Date: 22/11/2025

Property Type: House

Land Size: 864 sqm approx

69 Pembroke Rd MOOROOLBARK 3138 (REI/VG)


4



2



2

Agent Comments

Price: \$925,000

Method: Private Sale

Date: 20/11/2025

Property Type: House (Res)

Land Size: 879 sqm approx

Account - Ray White Croydon | P: 03 9725 7444