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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 1, 3, 4 & 6/8 Idinia Street Kilsyth 3137
Including suburb and
postcode _____

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
3 Bed, 2 Bath, 2 Car Garage	\$865,000	Or range between \$* _____ & \$ _____	
3 Bed, 2 Bath, 2 Car Garage	\$815,000	Or range between \$* _____ & \$ _____	
2 Bed, 2 Bath, 1 Car Garage	\$710,000	Or range between \$* _____ & \$ _____	
2 Bed, 1 Bath, 1 Car Garage	\$715,000	Or range between \$* _____ & \$ _____	
	\$*	Or range between \$* _____ & \$ _____	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$711,000 Suburb Kilsyth

Period - From 01/07/2024 To 30/06/2025 Source Pricefinder

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
3 Bed, 2 Bath, 2 Car Garage	1 2/37 Terrigal Cres Kilsyth	\$845,000	12/07/2025
	2 114 Cherylnne Cres Kilsyth	\$875,000	20/05/2025
	3 6 Fairmont Drive Kilsyth	\$805,000	06/07/2025

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath / 1Bath, 1 Car Garage	1 4/9 Moira Road Kilsyth	\$710,000	10/06/2025
	2 2/6 Graham Ave Kilsyth	\$720,000	22/07/2025
	3 1/14 Terrigal Cres Kilsyth	\$695,000	08/04/2025

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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:

22/08/2025