

# 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

51 Gladesville Drive, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$805,000 Property Type House Suburb Kilsyth

Period - From 12/11/2023 to 11/11/2024 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	1/14 Graham Av KILSYTH 3137	\$815,000	14/06/2024
2	16 Walnut Dr KILSYTH 3137	\$820,000	08/06/2024
3	25 Morrison Cr KILSYTH 3137	\$860,000	30/05/2024

**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: 12/11/2024 12:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
12/11/2023 - 11/11/2024: \$805,000

## Comparable Properties



**1/14 Graham Av KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** House  
**Land Size:** 480 sqm approx



**16 Walnut Dr KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 08/06/2024  
**Property Type:** House  
**Land Size:** 864 sqm approx



**25 Morrison Cr KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** House  
**Land Size:** 866 sqm approx

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