

# 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

10 Gladesville Drive, Kilsyth Vic 3137

### Indicative selling price

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

Range between \$690,000

&

\$730,000

### Median sale price

Median price \$788,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2025

to

31/03/2025

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	16 Lockhart Ct KILSYTH 3137	\$715,000	12/02/2025
2	8 Dennis Ct MOOROOLBARK 3138	\$730,000	21/12/2024
3	24a Longfellow Av MOOROOLBARK 3138	\$698,600	20/12/2024

**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:

20/06/2025 11:53

10 Gladesville Drive, Kilsyth Vic 3137



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**Indicative Selling Price**

\$690,000 - \$730,000

**Median House Price**

March quarter 2025: \$788,000



3 2 1

**Property Type:** House

**Land Size:** 420 sqm approx

**Agent Comments**

## Comparable Properties



**16 Lockhart Ct KILSYTH 3137 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 12/02/2025

**Property Type:** Unit

**Land Size:** 363 sqm approx



**8 Dennis Ct MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 21/12/2024

**Property Type:** House

**Land Size:** 345 sqm approx



**24a Longfellow Av MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$698,600

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** House (Res)

**Land Size:** 352 sqm approx

**Account - Barry Plant** | P: 03 9735 3300



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