

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

15 Lena Grove, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2025

to

30/09/2025

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	173 Cambridge Rd MOOROOLBARK 3138	\$785,000	18/10/2025
2	669 Mt Dandenong Rd KILSYTH 3137	\$805,000	06/09/2025
3	2/30 Pascoe Av CROYDON 3136	\$790,000	30/08/2025

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:

22/10/2025 10:36

15 Lena Grove, Kilsyth Vic 3137



Leah Bannerman
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Indicative Selling Price

\$795,000

Median House Price

September quarter 2025: \$870,000



3 2 2

Property Type: House

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



173 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$785,000

Method: Private Sale

Date: 18/10/2025

Property Type: House

Land Size: 516 sqm approx



669 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 1 2

Price: \$805,000

Method: Private Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 976 sqm approx



2/30 Pascoe Av CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 30/08/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



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