

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

3/14 GLEN DHU ROAD KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

3/9 CRINAN STREET KILSYTH VIC 3137	\$690,000	18-Sep-25
5/1 ERVIN ROAD KILSYTH VIC 3137	\$701,670	11-Aug-25
9/4 PALM GROVE KILSYTH VIC 3137	\$670,000	29-May-25

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 6 months.~~

This Statement of Information was prepared on: 06 November 2025



3/9 CRINAN STREET KILSYTH VIC 3137

Sold Price

^{RS}

\$690,000

Sold Date

18-Sep-25

 2

 1

 1

Distance

0.24km



5/1 ERVIN ROAD KILSYTH VIC 3137

Sold Price

\$701,670

Sold Date

11-Aug-25

 2

 1

 2

Distance

0.61km



9/4 PALM GROVE KILSYTH VIC 3137

Sold Price

\$670,000

Sold Date

29-May-25

 2

 1

 1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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