

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

5 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Kilsyth

Period-from

01 Sep 2024

to

31 Aug 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

67 KIPLING AVENUE MOOROOLBARK VIC 3138

\$700,000

20-May-25

9 NOLA COURT CROYDON VIC 3136

\$690,000

11-Apr-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: 16 September 2025



67 KIPLING AVENUE
MOOROOLBARK VIC 3138

3

1

1

Sold Price **\$700,000** Sold Date **20-May-25**

Distance **1.7km**



9 NOLA COURT CROYDON VIC
3136

3

1

2

Sold Price **\$690,000** Sold Date **11-Apr-25**

Distance **1.99km**

RS = Recent sale
UN = Undisclosed Sale

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