

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

52 Churchill Way, Kilsyth Vic 3137

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$745,000 Property Type Townhouse Suburb Kilsyth

Period - From 06/03/2025 to 05/03/2026 Source Property Data

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 Terrigal Cr KILSYTH 3137 | \$875,000 | 21/02/2026 |
| 2 | 73a Geoffrey Dr KILSYTH 3137 | \$840,000 | 16/02/2026 |
| 3 | 10a Landstrom Qdrrt KILSYTH 3137 | \$870,000 | 09/02/2026 |

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:

06/03/2026 15:08

Regina Atkinson

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Indicative Selling Price

\$850,000 - \$895,000

Median Townhouse Price

06/03/2025 - 05/03/2026: \$745,000



3 2 1

Property Type: Townhouse

Land Size: 216 sqm approx

Agent Comments

Comparable Properties



1 Terrigal Cr KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



73a Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 16/02/2026

Property Type: House



10a Landstrom Qdrnt KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$870,000

Method: Private Sale

Date: 09/02/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9726 8888