

# 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

1 Lexi Place, Kilsyth Vic 3137

### Indicative selling price

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

Range between

\$740,000

&

\$800,000

### Median sale price

Median price

\$740,000

Property Type

Townhouse

Suburb

Kilsyth

Period - From

14/03/2025

to

13/03/2026

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	6 Parkhill CI MOOROOLBARK 3138	\$790,000	01/02/2026
2	3/8 Idinia St KILSYTH 3137	\$790,000	29/01/2026
3	1/54 Glen Dhu Rd KILSYTH 3137	\$793,000	18/11/2025

**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:

14/03/2026 11:25

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**Indicative Selling Price**

\$740,000 - \$800,000

**Median Townhouse Price**

14/03/2025 - 13/03/2026: \$740,000



3 3 2

**Property Type:** House

**Land Size:** 161 sqm approx

Agent Comments

## Comparable Properties



**6 Parkhill CI MOOROOLBARK 3138 (REI)**

Agent Comments

3 2 2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 01/02/2026

**Property Type:** Townhouse (Res)



**3/8 Idinia St KILSYTH 3137 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** Townhouse (Single)



**1/54 Glen Dhu Rd KILSYTH 3137 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$793,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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