

# 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

2/26 Ervin Road, 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 \$690,000 & \$750,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Kilsyth

Period - From 01/01/2025 to 31/12/2025 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	1/20 Birkenhead Dr KILSYTH 3137	\$735,000	27/11/2025
2	2 Zoe CI KILSYTH 3137	\$690,000	10/11/2025
3			

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.

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**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
Year ending December 2025: \$715,000



 3  2  1

**Property Type:** Unit  
**Land Size:** 260 sqm approx  
**Agent Comments**

## Comparable Properties



1/20 Birkenhead Dr KILSYTH 3137 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** House  
**Land Size:** 317 sqm approx



2 Zoe Ct KILSYTH 3137 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 137 sqm approx

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.

Account - Jellis Craig | P: 03 9726 8888



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