

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 48 Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$876,000 Property Type House Suburb Kilsyth

Period - From 01/01/2026 to 31/03/2026 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	15/60 Geoffrey Dr KILSYTH 3137	\$725,000	05/03/2026
2	537 Mt Dandenong Rd KILSYTH 3137	\$775,000	20/02/2026
3	4 Sage Cl KILSYTH 3137	\$720,000	19/12/2025

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.~~

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Alan Hodges

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2026: \$876,000



 3  2  1

Property Type: House

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



15/60 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$725,000

Method: Private Sale

Date: 05/03/2026

Property Type: Townhouse (Single)

Land Size: 163 sqm approx



537 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$775,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 311 sqm approx



4 Sage Ct KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9870 6211