

# 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

7 Grierson Drive, 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 \$835,000 & \$895,000

### Median sale price

Median price \$870,000 Property Type House Suburb Kilsyth

Period - From 01/04/2025 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	6 Yolanda Ct KILSYTH 3137	\$818,000	07/10/2025
2	10a Landstrom Qdrnt KILSYTH 3137	\$870,000	09/02/2026
3	17 Cosmo Ct KILSYTH 3137	\$902,500	08/12/2025

**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.~~

This Statement of Information was prepared on:

09/04/2026 11:29



 3  2  3

**Property Type:** House  
**Land Size:** 478 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$835,000 - \$895,000  
**Median House Price**  
Year ending March 2026: \$870,000

## Comparable Properties

6 Yolanda Ct KILSYTH 3137 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$818,000  
**Method:**  
**Date:** 07/10/2025  
**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)



17 Cosmo Ct KILSYTH 3137 (REI/VG)

[Agent Comments](#)

 3  2  1

**Price:** \$902,500  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 451 sqm approx

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