

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 39 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$859,500 Property Type House Suburb Kilsyth

Period - From 24/03/2025 to 23/03/2026 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	28a Tamworth Rd KILSYTH 3137	\$715,000	12/12/2025
2	12 Snow Gum Dr KILSYTH SOUTH 3137	\$720,000	04/11/2025
3	5 Glen Dhu Rd KILSYTH 3137	\$750,000	24/09/2025

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: 24/03/2026 16:19

Brent Earney
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Indicative Selling Price

\$695,000 - \$760,000

Median House Price

24/03/2025 - 23/03/2026: \$859,500



3 1 1

Property Type: House

Land Size: 397 sqm approx

Agent Comments

Comparable Properties



28a Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$715,000

Method: Private Sale

Date: 12/12/2025

Property Type: Unit

Land Size: 382 sqm approx



12 Snow Gum Dr KILSYTH SOUTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$720,000

Method: Private Sale

Date: 04/11/2025

Property Type: House

Land Size: 326 sqm approx



5 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 393 sqm approx

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