

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

29a Ballantyne Crescent, 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 \$880,000 Property Type House Suburb Kilsyth

Period - From 01/10/2025 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	4/8-10 Wordsworth St MOOROOLBARK 3138	\$736,000	14/11/2025
3	11/662 Mt Dandenong Rd KILSYTH 3137	\$735,000	06/11/2025

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:

02/03/2026 16:16

Adrian Cordoba

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

December quarter 2025: \$880,000



3 2 2

Property Type: House

Land Size: 274 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



4/8-10 Wordsworth St MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$736,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 257 sqm approx



11/662 Mt Dandenong Rd KILSYTH 3137 (VG)

Agent Comments

3 - -

Price: \$735,000

Method: Sale

Date: 06/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 8841 4888