

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

17 Dunrossil Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$860,000 & \$920,000

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	17 Cosmo Ct KILSYTH 3137	\$902,500	08/12/2025
2	19a Landstrom Qdrnt KILSYTH 3137	\$875,000	27/11/2025
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.

This Statement of Information was prepared on:

27/02/2026 14:53

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3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 432 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median House Price
December quarter 2025: \$880,000

Comparable Properties



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



19a Landstrom Qdrnt KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$875,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 407 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 9725 0000 | F: 03 9725 7354



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