

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 537 Mount Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$750,000 Property Type Townhouse Suburb Kilsyth

Period - From 11/02/2025 to 10/02/2026 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	5 Wisteria CI KILSYTH 3137	\$779,500	15/10/2025
2	2 Isabella PI KILSYTH 3137	\$750,000	08/09/2025
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: 11/02/2026 17:38



Property Type:
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$750,000

Comparable Properties



5 Wisteria CI KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$779,500
Method: Private Sale
Date: 15/10/2025
Property Type: Townhouse (Single)
Land Size: 208 sqm approx



2 Isabella PI KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 08/09/2025
Property Type: Townhouse (Res)
Land Size: 152 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 - Max Brown | P: (03) 59644 900



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