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	4C Wannan Court, Kilsyth Vic 3137

Indicative selling price

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

Range between $880,000 & $935,000

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	12 Cornelia Cl KILSYTH 3137	$930,000	03/02/2026
2	109 Cherylnne Cr KILSYTH 3137	$880,000	22/11/2025
3	69 Pembroke Rd MOOROOLBARK 3138	$925,000	20/11/2025

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: 13/02/2026 13:25

4C Wannan Court, Kilsyth Vic 3137

JellisCraig

Lynn Mitchell
0433 239 617
lynnmitchell@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 861 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $935,000
Median House Price
December quarter 2025: $880,000

Comparable Properties



12 Cornelia Cl KILSYTH 3137 (REI)

3 2 2

Price: $930,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 931 sqm approx

Agent Comments



109 Cherylnne Cr KILSYTH 3137 (REI)

3 2 2

Price: $880,000
Method: Private Sale
Date: 22/11/2025
Property Type: House
Land Size: 864 sqm approx

Agent Comments



69 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $925,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 879 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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