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	1 Lexi Place, Kilsyth Vic 3137

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $740,000 Property Type Unit Suburb Kilsyth

Period - From 01/01/2026 to 31/03/2026 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	15/60 Geoffrey Dr KILSYTH 3137	$725,000	05/03/2026
2	4 Sage Cl KILSYTH 3137	$720,000	19/12/2025
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: 27/04/2026 15:01

1 Lexi Place, Kilsyth Vic 3137

JellisCraig

Brent Earney
9725 0000
0409 726 136
brentearney@jelliscraig.com.au



3 2 2

Property Type: Townhouse
Land Size: 161 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
March quarter 2026: $740,000

Comparable Properties



15/60 Geoffrey Dr KILSYTH 3137 (REI)

3 2 2

Price: $725,000
Method: Private Sale
Date: 05/03/2026
Property Type: Townhouse (Single)
Land Size: 163 sqm approx

Agent Comments



4 Sage Cl KILSYTH 3137 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)

Agent Comments

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.

REIV THE DIFFERENCE

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