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	1/20 Palm Grove, Kilsyth Vic 3137

Indicative selling price

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

Single price $890,000

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	26a Gladesville Dr KILSYTH 3137	$930,000	10/03/2026
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: 08/04/2026 09:44

1/20 Palm Grove, Kilsyth Vic 3137

JellisCraig

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3 2 2

Property Type: House
Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price
$890,000
Median House Price
December quarter 2025: $880,000

Comparable Properties



26a Gladesville Dr KILSYTH 3137 (REI)

3 2 2

Price: $930,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)
Land Size: 483 sqm approx

Agent Comments



19a Landstrom Qdrnt KILSYTH 3137 (REI/VG)

3 2 1

Price: $875,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 407 sqm approx

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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