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: 6 Tennyson Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $868,944 Property Type House Suburb Kilsyth

Period - From 06/05/2025 to 05/05/2026 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	382 Dorset Rd CROYDON 3136	$710,000	17/04/2026
2	159 Hull Rd CROYDON 3136	$735,000	08/04/2026
3	49 Churchill Way KILSYTH 3137	$715,000	18/12/2025

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: 06/05/2026 10:56

6 Tennyson Avenue, Kilsyth Vic 3137

JellisCraig

Matthew Bishop
9726 8888
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2 1 1

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
06/05/2025 - 05/05/2026: $868,944

Comparable Properties



382 Dorset Rd CROYDON 3136 (REI)

2 1 2

Price: $710,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 599 sqm approx

Agent Comments



159 Hull Rd CROYDON 3136 (REI)

3 1 -

Price: $735,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments



49 Churchill Way KILSYTH 3137 (REI/VG)

2 1 -

Price: $715,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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