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 Dunrossil Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between $890,000 & $970,000

Median sale price

Median price $876,000 Property Type House 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	1/20 Palm Gr KILSYTH 3137	$895,000	16/04/2026
2	17 Dunrossil Dr KILSYTH 3137	$880,000	26/03/2026
3	26a Gladesville Dr KILSYTH 3137	$930,000	10/03/2026

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: 18/05/2026 14:57

1 Dunrossil Drive, Kilsyth Vic 3137

Sophie Broadbent
9870 6211
0405 530 540
sophiebroadbent@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $970,000
Median House Price
March quarter 2026: $876,000

Comparable Properties



1/20 Palm Gr KILSYTH 3137 (REI)

3 2 2

Price: $895,000
Method: Private Sale
Date: 16/04/2026
Property Type: Unit
Land Size: 372 sqm approx

Agent Comments



17 Dunrossil Dr KILSYTH 3137 (REI)

3 2 1

Price: $880,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 9870 6211

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