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	45a Cherylnne Crescent, 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	10 Snow Gum Dr KILSYTH SOUTH 3137	$715,000	30/04/2026
2	3/28 Cherylnne Cr KILSYTH 3137	$770,000	27/03/2026
3	29a Ballantyne Cr KILSYTH 3137	$791,500	13/03/2026

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: 01/06/2026 13:59

45a Cherylnne Crescent, Kilsyth Vic 3137

JellisCraig

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



3 2 2

Property Type: House
Land Size: 324 sqm approx

Agent Comments

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

Comparable Properties



10 Snow Gum Dr KILSYTH SOUTH 3137 (REI)

3 2 2

Price: $715,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments



3/28 Cherylnne Cr KILSYTH 3137 (VG)

3 - -

Price: $770,000
Method: Sale
Date: 27/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



29a Ballantyne Cr KILSYTH 3137 (REI)

3 2 2

Price: $791,500
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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