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	11 Birkenhead Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $870,000 Property Type House Suburb Kilsyth

Period - From 01/04/2025 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	28 Kiloran Av KILSYTH 3137	$885,000	18/05/2026
2	17 Durham Rd KILSYTH 3137	$830,000	06/05/2026
3	11 Kipling Av MOOROOLBARK 3138	$800,000	20/04/2026

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: 02/06/2026 10:24

11 Birkenhead Drive, Kilsyth Vic 3137

JellisCraig



4 2 4

Property Type: House
Land Size: 884 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2026: $870,000

Comparable Properties



28 Kiloran Av KILSYTH 3137 (REI)

4 2 3

Price: $885,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 885 sqm approx

Agent Comments



17 Durham Rd KILSYTH 3137 (REI)

3 2 3

Price: $830,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



11 Kipling Av MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 20/04/2026
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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