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	3/11 Caroline Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $639,000 & $679,000

Median sale price

Median price $730,000 Property Type Unit Suburb Kilsyth

Period - From 14/08/2025 to 13/08/2026 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	3/28 Highland Cr MOOROOLBARK 3138	$710,000	12/08/2026
2	1/14 Glen Dhu Rd KILSYTH 3137	$680,000	21/07/2026
3	45 Marion Av KILSYTH 3137	$690,000	15/06/2026

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: 14/08/2026 08:51

3/11 Caroline Street, Kilsyth Vic 3137

JellisCraig

James Wilson
0402 439 859
jameswilson@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price
$639,000 - $679,000
Median Unit Price
14/08/2025 - 13/08/2026: $730,000

Comparable Properties



3/28 Highland Cr MOOROOLBARK 3138 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 12/08/2026
Property Type: Unit
Land Size: 231 sqm approx

Agent Comments



1/14 Glen Dhu Rd KILSYTH 3137 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 21/07/2026
Property Type: Unit

Agent Comments



45 Marion Av KILSYTH 3137 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 15/06/2026
Rooms: 3
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

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