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	36 Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Kilsyth

Period - From 06/10/2024 to 05/10/2025 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 Edenhope St KILSYTH 3137	$850,000	12/08/2025
2	47a Margaret St KILSYTH 3137	$810,000	01/07/2025
3	2/10 Orchard St KILSYTH 3137	$815,000	02/06/2025

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: 06/10/2025 15:08

36 Glen Dhu Road, Kilsyth Vic 3137

JellisCraig

Matthew Bishop
9726 8888
0438 131 759
matthewbishop@jelliscraig.com.au



3 2 1

Property Type: Townhouse
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Townhouse Price
06/10/2024 - 05/10/2025: $735,000

Comparable Properties



3 Edenhope St KILSYTH 3137 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 12/08/2025
Property Type: House (Res)
Land Size: 367 sqm approx

Agent Comments



47a Margaret St KILSYTH 3137 (REI/VG)

3 2 1

Price: $810,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 335 sqm approx

Agent Comments



2/10 Orchard St KILSYTH 3137 (REI/VG)

3 2 2

Price: $815,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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