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	15 Lena Grove, Kilsyth Vic 3137

Indicative selling price

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

Single price $795,000

Median sale price

Median price $870,000 Property Type House Suburb Kilsyth

Period - From 01/07/2025 to 30/09/2025 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	173 Cambridge Rd MOOROOLBARK 3138	$785,000	18/10/2025
2	669 Mt Dandenong Rd KILSYTH 3137	$805,000	06/09/2025
3	2/30 Pascoe Av CROYDON 3136	$790,000	30/08/2025

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: 22/10/2025 10:36

15 Lena Grove, Kilsyth Vic 3137

Leah Bannerman
9735 3300
0448 924 266
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3 2 2

Property Type: House
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$795,000
Median House Price
September quarter 2025: $870,000

Comparable Properties



173 Cambridge Rd MOOROOLBARK 3138 (REI)

3 1 1

Price: $785,000
Method: Private Sale
Date: 18/10/2025
Property Type: House
Land Size: 516 sqm approx

Agent Comments



669 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

3 1 2

Price: $805,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 976 sqm approx

Agent Comments



2/30 Pascoe Av CROYDON 3136 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 30/08/2025
Property Type: Townhouse (Single)

Agent Comments

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