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: 2/10 Fernbank Court, Kilsyth Vic 3137

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $829,100 Property Type House Suburb Kilsyth

Period - From 01/10/2024 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	11 Charles St KILSYTH 3137	$830,000	03/07/2025
2	2/10 Orchard St KILSYTH 3137	$815,000	02/06/2025
3			

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: 14/10/2025 09:19

2/10 Fernbank Court, Kilsyth Vic 3137

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au



3 2 2

Property Type: Townhouse
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
Year ending September 2025: $829,100

Comparable Properties



11 Charles St KILSYTH 3137 (REI/VG)

3 1 2

Price: $830,000
Method: Private Sale
Date: 03/07/2025
Property Type: House (Res)
Land Size: 405 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

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.

REIV THE DIFFERENCE | propertydata.com.au

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