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	1/54 Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between $670,000 & $730,000

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	2/61 Lomond Av KILSYTH 3137	$740,000	08/08/2025
2	5/54 Glen Dhu Rd KILSYTH 3137	$717,500	27/07/2025
3	3/54 Glen Dhu Rd KILSYTH 3137	$750,000	22/07/2025

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: 03/11/2025 09:29

1/54 Glen Dhu Road, Kilsyth Vic 3137

JellisCraig

Alan Hodges
9870 6211
0402 767 200
alanhodges@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median House Price
September quarter 2025: $870,000

Comparable Properties



2/61 Lomond Av KILSYTH 3137 (REI/VG)

3 2 2

Price: $740,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)

Agent Comments

5/54 Glen Dhu Rd KILSYTH 3137 (VG)

3 - -

Price: $717,500
Method: Sale
Date: 27/07/2025
Property Type: Strata Unit/Flat

Agent Comments



3/54 Glen Dhu Rd KILSYTH 3137 (REI/VG)

3 2 2

Price: $750,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)
Land Size: 168 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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