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	43 Ballantyne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between $700,000 & $750,000

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	20 Marlow St MOOROOLBARK 3138	$721,000	30/09/2025
2	37 Charles St MOOROOLBARK 3138	$710,000	09/08/2025
3	99 Hull Rd CROYDON 3136	$707,000	12/07/2025

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: 01/12/2025 15:07

43 Ballantyne Crescent, Kilsyth Vic 3137

JellisCraig

Michael Duffield
9726 8888
0428 975 698
michaelduffield@jelliscraig.com.au



3 1

Property Type: House
Land Size: 1064 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
Year ending September 2025: $829,100

Comparable Properties



20 Marlow St MOOROOLBARK 3138 (REI/VG)

3 2 1

Price: $721,000
Method: Private Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 870 sqm approx

Agent Comments



37 Charles St MOOROOLBARK 3138 (REI)

3 1 2

Price: $710,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 871 sqm approx

Agent Comments



99 Hull Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $707,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 936 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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