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	4 Caroline Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $737,000 Property Type Townhouse Suburb Kilsyth

Period - From 18/12/2024 to 17/12/2025 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	4/88 Winyard Dr MOOROOLBARK 3138	$795,000	04/10/2025
2	2/32 Felix Gr MOOROOLBARK 3138	$772,000	08/08/2025
3	1/26 Ervin Rd KILSYTH 3137	$770,000	23/06/2025

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: 18/12/2025 15:52

4 Caroline Street, Kilsyth Vic 3137

JellisCraig

Brent Earney
9725 0000
0409 726 136
brentearney@jelliscraig.com.au



3 2 1

Property Type: Townhouse
Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median Townhouse Price
18/12/2024 - 17/12/2025: $737,000

Comparable Properties



4/88 Winyard Dr MOOROOLBARK 3138 (REI/VG)

3 2 1

Price: $795,000
Method: Private Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 173 sqm approx

Agent Comments



2/32 Felix Gr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $772,000
Method: Private Sale
Date: 08/08/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments



1/26 Ervin Rd KILSYTH 3137 (REI/VG)

3 2 1

Price: $770,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)
Land Size: 277 sqm approx

Agent Comments

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