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 Dunrossil Drive, Kilsyth Vic 3137

Indicative selling price

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

Single price $1,000,000

Median sale price

Median price $849,500 Property Type House Suburb Kilsyth

Period - From 09/02/2025 to 08/02/2026 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	255 Hull Rd MOOROOLBARK 3138	$905,000	04/02/2026
2	114A Lomond Av KILSYTH 3137	$999,000	31/01/2026
3	9 Alawara Dr MOOROOLBARK 3138	$1,065,000	24/01/2026

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: 09/02/2026 15:46

1 Dunrossil Drive, Kilsyth Vic 3137

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000
Median House Price
09/02/2025 - 08/02/2026: $849,500

Comparable Properties



255 Hull Rd MOOROOLBARK 3138 (REI)

3 2 2

Price: $905,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 800 sqm approx

Agent Comments



114A Lomond Av KILSYTH 3137 (REI)

3 2 3

Price: $999,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments



9 Alawara Dr MOOROOLBARK 3138 (REI)

3 2 2

Price: $1,065,000
Method: Auction Sale
Date: 24/01/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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