

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

1/20 Birkenhead Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$745,000

&

\$790,000

Median sale price

Median price \$805,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2024

to

30/06/2025

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	2/45 Pascoe Av CROYDON 3136	\$750,000	12/06/2025
2	1/18 Todd Ct CROYDON 3136	\$780,000	23/03/2025
3	9/1 Ervin Rd KILSYTH 3137	\$775,000	20/03/2025

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:

08/08/2025 14:51

1/20 Birkenhead Drive, Kilsyth Vic 3137

JellisCraig

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jellisrcraig.com.au



3 2 2

Property Type: House
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price

\$745,000 - \$790,000

Median House Price

Year ending June 2025: \$805,000

Comparable Properties



2/45 Pascoe Av CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 440 sqm approx



1/18 Todd Ct CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$780,000
Method: Private Sale
Date: 23/03/2025
Property Type: Unit
Land Size: 436 sqm approx



9/1 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit
Land Size: 288 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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