

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

25 GLEN DHU ROAD KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

37 MARGARET STREET KILSYTH VIC 3137	\$872,500	23-May-25
9 GREENVILLE STREET MOOROOLBARK VIC 3138	\$884,000	20-Mar-25
138 LINCOLN ROAD CROYDON VIC 3136	\$940,000	06-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 11 July 2025

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**37 MARGARET STREET KILSYTH
VIC 3137**

3 1 1

Sold Price

^{RS} **\$872,500** Sold Date **23-May-25**

Distance **0.6km**



**9 GREENVILLE STREET
MOOROOLBARK VIC 3138**

3 1 -

Sold Price

\$884,000 Sold Date **20-Mar-25**

Distance **0.65km**



**138 LINCOLN ROAD CROYDON VIC
3136**

4 1 6

Sold Price

\$940,000 Sold Date **06-Mar-25**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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