

## 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

1/14 GLEN DHU ROAD KILSYTH VIC 3137

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,250

Property type

Unit

Suburb

Kilsyth

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

3/14 GLEN DHU ROAD KILSYTH VIC 3137

\$711,000

18-Nov-25

8/1 ERVIN ROAD KILSYTH VIC 3137

\$710,000

07-Apr-26

2/13 LOUISA STREET CROYDON VIC 3136

\$685,000

06-Mar-26

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: 17 April 2026



**3/14 GLEN DHU ROAD KILSYTH  
VIC 3137**

2 1 1

Sold Price **\$711,000** Sold Date **18-Nov-25**

Distance **0km**



**8/1 ERVIN ROAD KILSYTH VIC 3137** Sold Price

2 1 2

<sup>RS</sup> **\$710,000** Sold Date **07-Apr-26**

Distance **0.61km**



**2/13 LOUISA STREET CROYDON  
VIC 3136**

2 1 1

Sold Price **\$685,000** Sold Date **06-Mar-26**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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