

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

2/111 Colchester Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Kilsyth

Period - From 01/04/2026

to 30/06/2026

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	4/28 Urana St KILSYTH 3137	\$625,000	17/06/2026
2	9 Lucinley Cl KILSYTH 3137	\$640,000	14/04/2026
3	6 Wildflower Pl KILSYTH 3137	\$611,000	23/03/2026

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:

18/08/2026 11:07

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Property Type: Unit
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
June quarter 2026: \$720,000

Comparable Properties



4/28 Urana St KILSYTH 3137 (REI)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 17/06/2026
Property Type: Unit
Land Size: 181 sqm approx



9 Lucinley CI KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 14/04/2026
Property Type: Unit



6 Wildflower PI KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$611,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Res)
Land Size: 102 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354