

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

21 DERBY 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2025

to

31 May 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

25 ERVIN ROAD KILSYTH VIC 3137	\$800,000	10-Feb-26
17 GARDEN STREET KILSYTH VIC 3137	\$820,000	21-Feb-26
24 BALLANTYNE CRESCENT KILSYTH VIC 3137	\$850,000	17-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: 24 June 2026



25 ERVIN ROAD KILSYTH VIC 3137

Sold Price

\$800,000

Sold Date

10-Feb-26

3

1

1

Distance

1.5km



17 GARDEN STREET KILSYTH VIC 3137

Sold Price

\$820,000

Sold Date

21-Feb-26

3

1

4

Distance

1.63km



24 BALLANTYNE CRESCENT KILSYTH VIC 3137

Sold Price

\$850,000

Sold Date

17-Mar-26

3

1

1

Distance

1.08km



41 HILLVIEW DRIVE KILSYTH VIC 3137

Sold Price

\$851,000

Sold Date

21-Apr-26

3

1

2

Distance

0.75km



4 AMELIA COURT KILSYTH VIC 3137

Sold Price

\$860,000

Sold Date

22-Jan-26

3

1

3

Distance

1.13km



56 HAWTHORY ROAD KILSYTH VIC 3137

Sold Price

^{RS}\$830,000

Sold Date

12-May-26

3

1

2

Distance

1.2km

RS = Recent sale UN = Undisclosed Sale

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