

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

24 Walnut Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$878,000

Property Type House

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	12 Balmoral St KILSYTH 3137	\$980,000	22/04/2026
2	6 Belvoir Ct KILSYTH 3137	\$1,075,000	18/03/2026
3	4c Wannan Ct KILSYTH 3137	\$1,038,000	06/03/2026

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:

06/08/2026 14:55

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4 2 2

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

June quarter 2026: \$878,000

Comparable Properties



12 Balmoral St KILSYTH 3137 (REI/VG)

Agent Comments

4 2 4

Price: \$980,000
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 860 sqm approx



6 Belvoir Ct KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 501 sqm approx



4c Wannan Ct KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$1,038,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 861 sqm approx

Account - Jellis Craig | P: 03 9870 6211