

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

3/15 Durham Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price*

Median price

\$850,000

Property Type

Townhouse

Suburb

Kilsyth

Period - From

26/02/2026

to

26/08/2026

Source

PDOL

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	5/41 Terrigal Cr KILSYTH 3137	\$810,000	09/07/2026
2	2/38 Gladesville Dr KILSYTH 3137	\$927,500	11/06/2026
3	1/169 Lincoln Rd CROYDON 3136	\$890,000	14/03/2026

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:

27/08/2026 13:45

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

3/15 Durham Road, Kilsyth Vic 3137

Domenic Malgeri

03 9459 8111

0426 361 392

domenicmalgeri@jellisrcraig.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median Townhouse Price *

26/02/2026 - 26/08/2026: \$850,000

* Agent calculated median based on 3 sales



Property Type:

Agent Comments

Comparable Properties



5/41 Terrigal Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 09/07/2026

Property Type: Townhouse (Single)



2/38 Gladesville Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$927,500

Method: Private Sale

Date: 11/06/2026

Property Type: Townhouse (Single)

Land Size: 394 sqm approx



1/169 Lincoln Rd CROYDON 3136 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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