

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 Brad Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$620,000 & \$670,000

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	1/14 Glen Dhu Rd KILSYTH 3137	\$680,000	21/07/2026
2	4/28 Urana St KILSYTH 3137	\$625,000	17/06/2026
3			

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.~~

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2 1 1

Property Type: Unit
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

June quarter 2026: \$720,000

Comparable Properties



1/14 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

2 1 1

Price: \$680,000
Method: Private Sale
Date: 21/07/2026
Property Type: Unit



4/28 Urana St KILSYTH 3137 (REI)

Agent Comments

2 1 1

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

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.

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



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