

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

4 Beatrice Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$765,000

&

\$815,000

Median sale price

Median price

\$864,000

Property Type

House

Suburb

Kilsyth

Period - From

12/08/2025

to

11/08/2026

Source

Property Data

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	36 Eothen La KILSYTH 3137	\$805,000	18/06/2026
2	48 Glen Dhu Rd KILSYTH 3137	\$761,000	29/04/2026
3	537 Mt Dandenong Rd KILSYTH 3137	\$775,000	20/02/2026

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:

12/08/2026 13:42



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$765,000 - \$815,000

Median House Price

12/08/2025 - 11/08/2026: \$864,000

Comparable Properties



36 Eothen La KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$805,000

Method: Private Sale

Date: 18/06/2026

Property Type: House

Land Size: 251 sqm approx



48 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$761,000

Method: Private Sale

Date: 29/04/2026

Property Type: House (Res)

Land Size: 240 sqm approx



537 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 311 sqm approx

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