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	22 Byron 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 $876,000 Property Type House Suburb Kilsyth

Period - From 01/01/2026 to 31/03/2026 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	1/20 Palm Gr KILSYTH 3137	$895,000	16/04/2026
2	29a Ballantyne Cr KILSYTH 3137	$791,500	13/03/2026
3	12/31 Durham Rd KILSYTH 3137	$837,000	10/03/2026

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: 20/05/2026 15:53

22 Byron Road, Kilsyth Vic 3137

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
adriannyariri@jelliscraig.com.au

3 2 2

Property Type: House
Land Size: 408 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
March quarter 2026: $876,000

Comparable Properties

1/20 Palm Gr KILSYTH 3137 (REI)

3 2 2

Price: $895,000
Method: Private Sale
Date: 16/04/2026
Property Type: Unit
Land Size: 372 sqm approx

Agent Comments

29a Ballantyne Cr KILSYTH 3137 (REI)

3 2 2

Price: $791,500
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

12/31 Durham Rd KILSYTH 3137 (REI)

3 2 2

Price: $837,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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