

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

1/16 DERBY ROAD KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Other

Suburb

Kilsyth

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/20 PALM GROVE KILSYTH VIC 3137	\$895,000	16-Apr-26
17 DUNROSSIL DRIVE KILSYTH VIC 3137	\$880,000	26-Mar-26
28 GEOFFREY DRIVE KILSYTH VIC 3137	\$878,000	19-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 12 June 2026



1/20 PALM GROVE KILSYTH VIC 3137

2 2 2

Sold Price **\$895,000** Sold Date **16-Apr-26**

Distance **0.52km**



17 DUNROSSIL DRIVE KILSYTH VIC 3137

3 2 1

Sold Price **\$880,000** Sold Date **26-Mar-26**

Distance **0.94km**



28 GEOFFREY DRIVE KILSYTH VIC 3137

3 2 2

Sold Price **\$878,000** Sold Date **19-Mar-26**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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