

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 36 Durham Road, Kilsyth Vic 3137
Including suburb and postcode

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
3 Bedroom unit		Or range between \$900,000	& \$940,000
2 Bedroom unit		Or range between \$700,000	& \$735,000
		Or range between	&
		Or range between	&
		Or range between	&

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$715,000	Suburb	Kilsyth
Period - From	01/01/2025	to	31/12/2025
			Source
			REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom unit	2/20 Lucas Av KILSYTH 3137	\$930,000	14/01/2026
	27a Elms Rd MOOROOLBARK 3138	\$920,000	01/12/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedroom unit	5/1 Ervin Rd KILSYTH 3137	\$701,670	13/08/2025
	3/14 Glen Dhu Rd KILSYTH 3137	\$711,000	18/11/2025
	3/104 Liverpool Rd KILSYTH 3137	\$725,000	22/10/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23/01/2026 09:45