

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

27 Glendale Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price	\$848,000	Property Type	House	Suburb	Kilsyth
Period - From	27/01/2025	to	26/01/2026	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	85 Hawthory Rd MOOROOLBARK 3138	\$815,000	10/09/2025
2	1a Holmes Rd MOOROOLBARK 3138	\$770,000	26/08/2025
3	212 Liverpool Rd KILSYTH SOUTH 3137	\$780,000	30/07/2025

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:

27/01/2026 13:22