

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

3/37 Terrigal Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$740,000

Property Type Townhouse

Suburb Kilsyth

Period - From 29/07/2025

to

28/07/2026

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	5/41 Terrigal Cr KILSYTH 3137	\$810,000	09/07/2026
2	4/17 Felix Gr MOOROOLBARK 3138	\$842,000	15/04/2026
3	2/3 Parrs Rd CROYDON 3136	\$841,000	07/04/2026

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:

29/07/2026 14:21



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Townhouse Price
29/07/2025 - 28/07/2026: \$740,000

Comparable Properties



5/41 Terrigal Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 09/07/2026
Property Type: Townhouse (Single)



4/17 Felix Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$842,000
Method: Private Sale
Date: 15/04/2026
Property Type: House



2/3 Parrs Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$841,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Res)
Land Size: 229 sqm approx

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