

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 1 Terrigal Crescent, Kilsyth Vic 3137
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 3/14 Bristol Ct KILSYTH 3137	\$825,000	08/01/2026
2 1/20 Birkenhead Dr KILSYTH 3137	\$735,000	27/11/2025
3 5 Wisteria Cl KILSYTH 3137	\$779,500	15/10/2025

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:



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2025: \$850,000

Comparable Properties

**3/14 Bristol Ct KILSYTH 3137 (REI)**

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Agent Comments

Price: \$825,000**Method:** Private Sale**Date:** 08/01/2026**Property Type:** Townhouse (Res)**Land Size:** 195 sqm approx**1/20 Birkenhead Dr KILSYTH 3137 (REI)**

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Agent Comments

Price: \$735,000**Method:** Private Sale**Date:** 27/11/2025**Property Type:** House**Land Size:** 317 sqm approx**5 Wisteria Ct KILSYTH 3137 (REI/VG)**

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Agent Comments

Price: \$779,500**Method:** Private Sale**Date:** 15/10/2025**Property Type:** Townhouse (Single)**Land Size:** 208 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800