

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 Terrigal Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$850,000

Property Type

House

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 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:

23/01/2026 14:26



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)

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)

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)

Agent Comments



Price: \$779,500

Method: Private Sale

Date: 15/10/2025

Property Type: Townhouse (Single)

Land Size: 208 sqm approx