

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

5/41 TERRIGAL CRESCENT KILSYTH VIC 3137

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3/7 MORELLE COURT MOOROOLBARK VIC 3138	\$763,000	20-Mar-26
3/14 BRISTOL COURT KILSYTH VIC 3137	\$825,000	08-Jan-26

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 6 months.

This Statement of Information was prepared on: 03 June 2026



**3/7 MORELLE COURT
MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$763,000** Sold Date **20-Mar-26**

Distance **1.43km**



**3/14 BRISTOL COURT KILSYTH VIC
3137**

3 2 2

Sold Price **\$825,000** Sold Date **08-Jan-26**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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