

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

21 Talbot Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,158,500

Property Type House

Suburb Keilor East

Period - From 01/10/2024

to 31/12/2024

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	38 David Av KEILOR EAST 3033	\$1,515,000	23/12/2024
2	38a David Av KEILOR EAST 3033	\$1,500,000	06/12/2024
3	12a Roberts St KEILOR EAST 3033	\$1,500,000	30/11/2024

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:

25/02/2025 14:21

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 4  3  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2024: \$1,158,500

Comparable Properties



38 David Av KEILOR EAST 3033 (REI)

Agent Comments

 4  3  1

Price: \$1,515,000

Method: Private Sale

Date: 23/12/2024

Property Type: House (Res)



38a David Av KEILOR EAST 3033 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,500,000

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Single)

Land Size: 316 sqm approx



12a Roberts St KEILOR EAST 3033 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Private Sale

Date: 30/11/2024

Property Type: House

Account - Whitefox Real Estate | P: 96459699



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