Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Talbot Street, Keilor East Vic 3033

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,158,500	Pro	operty Type	Hou	ISE		Suburb	Keilor East
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress 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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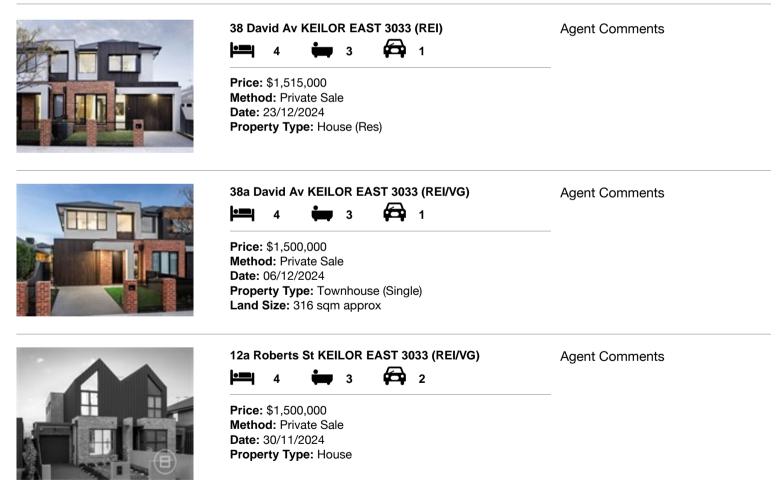


Property Type: House Agent Comments

Patrick Tilli 0413 083 735 paddy@whitefoxrealestate.com.au

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price December quarter 2024: \$1,158,500

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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