

## 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

11 LUTON COURT KEALBA VIC 3021

### Indicative selling price

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

Single-Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,750

Property type

House

Suburb

Kealba

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

53 STENSON ROAD KEALBA VIC 3021	\$735,000	23-Nov-24
134 GREEN GULLY ROAD KEALBA VIC 3021	\$710,500	21-Nov-24

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: 05 February 2025



**53 STENSON ROAD KEALBA VIC 3021**

Sold Price

**\$735,000**

Sold Date

**23-Nov-24**



3



2



2

Distance

**0.5km**



**134 GREEN GULLY ROAD KEALBA VIC 3021**

Sold Price

**\$710,500**

Sold Date

**21-Nov-24**



4



1



-

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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