

## 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

55 DRISCOLLS ROAD 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Kealba

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 HEDGELEY ROAD KEALBA VIC 3021	\$650,000	16-Jul-24
85 DRISCOLLS ROAD KEALBA VIC 3021	\$650,000	07-Oct-24
5 LONGFORD COURT KEALBA VIC 3021	\$650,000	19-Aug-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: 20 November 2024



**6 HEDGELEY ROAD KEALBA VIC 3021**

Sold Price

**\$650,000**

Sold Date

**16-Jul-24**

3

1

1

Distance

**0.77km**



**85 DRISCOLLS ROAD KEALBA VIC 3021**

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date

**07-Oct-24**

3

2

2

Distance

**0.28km**



**5 LONGFORD COURT KEALBA VIC 3021**

Sold Price

**\$650,000**

Sold Date

**19-Aug-24**

3

2

2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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