

## 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

159 COPERNICUS WAY KEILOR DOWNS VIC 3038

### 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

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Mar 2024

to

28 Feb 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

1 HELLION COURT KEILOR DOWNS VIC 3038	\$890,000	30-Nov-24
14 BUGGATTI COURT KEILOR DOWNS VIC 3038	\$870,000	12-Oct-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: 18 March 2025

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**1 HELLION COURT KEILOR DOWNS VIC 3038**

Sold Price

**\$890,000** Sold Date **30-Nov-24** 3  2  4Distance **0.36km****14 BUGGATTI COURT KEILOR DOWNS VIC 3038**

Sold Price

**\$870,000** Sold Date **12-Oct-24** 5  2  4Distance **1.47km****RS** = Recent sale**UN** = Undisclosed Sale

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