

## 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

1 DANA COURT KEILOR LODGE 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$978,000

Property type

House

Suburb

Keilor Lodge

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 INNES COURT TAYLORS LAKES VIC 3038      | \$915,000 | 17-May-25 |
| 60 LADY NELSON WAY TAYLORS LAKES VIC 3038 | \$936,000 | 28-Apr-25 |
|                                           |           |           |

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.

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**6 INNES COURT TAYLORS LAKES  
VIC 3038**

Sold Price

**\$915,000**

Sold Date

**17-May-25**

 3  2  2

Distance

**1.08km**



**60 LADY NELSON WAY TAYLORS  
LAKES VIC 3038**

Sold Price

**\$936,000**

Sold Date

**28-Apr-25**

 3  2  2

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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