

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 DEVON AVENUE KEILOR EAST VIC 3033

Indicative selling price

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

Single Price

or range
between

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Keilor East

Period-from

01 Oct 2024

to

30 Sep 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

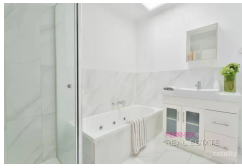
Date of sale

4 TALBOT STREET KEILOR EAST VIC 3033	\$962,000	13-Sep-25
54 PARK DRIVE KEILOR EAST VIC 3033	\$1,051,000	20-Sep-25
64 CLARKS ROAD KEILOR EAST VIC 3033	\$1,020,000	30-Aug-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.~~

This Statement of Information was prepared on: 27 October 2025



**4 TALBOT STREET KEILOR EAST
VIC 3033**

 4  2  2

Sold Price **\$962,000** Sold Date **13-Sep-25**

Distance **0.39km**



**54 PARK DRIVE KEILOR EAST VIC
3033**

 4  2  1

Sold Price ^{RS} **\$1,051,000** Sold Date **20-Sep-25**

Distance **1.49km**



**64 CLARKS ROAD KEILOR EAST
VIC 3033**

 3  1  2

Sold Price ^{RS} **\$1,020,000** Sold Date **30-Aug-25**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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