

# 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 WIMMERA CRESCENT KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price  or range between \$740,000 & \$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$812,500 Property type House Suburb Keilor Downs

Period-from 01 Sep 2024 to 31 Aug 2025 Source Totality

### 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
27 WIMMERA CRESCENT KEILOR DOWNS VIC 3038	\$705,500	25-Mar-24
7 ELBA PLACE KEILOR DOWNS VIC 3038	\$762,000	24-Aug-24
8 NARONG PLACE KEILOR DOWNS VIC 3038	\$755,000	24-Jul-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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**27 WIMMERA CRESCENT KEILOR DOWNS VIC 3038**

3 1 4

Sold Price **\$705,500** Sold Date **25-Mar-24**

Distance **0.17km**



**7 ELBA PLACE KEILOR DOWNS VIC 3038**

3 1 2

Sold Price **\$762,000** Sold Date **24-Aug-24**

Distance **0.24km**



**8 NARONG PLACE KEILOR DOWNS VIC 3038**

3 1 2

Sold Price <sup>RS</sup> **\$755,000** Sold Date **24-Jul-25**

Distance **0.32km**



**7 MORLEY COURT KEILOR DOWNS VIC 3038**

3 1 1

Sold Price <sup>RS</sup> **\$796,000** Sold Date **19-Jul-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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