## 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	115 Quinn Grove, Keilor East Vic 3033
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,100,000	Pro	perty Type H	ouse		Suburb	Keilor East
Period - From	01/10/2024	to	30/09/2025	S	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	17 Heather Av KEILOR EAST 3033	\$1,480,000	03/06/2025
2	23a Dennis Av KEILOR EAST 3033	\$1,360,000	28/05/2025
3	21 Talbot St KEILOR EAST 3033	\$1,420,000	12/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/10/2025 14:03



#### WHITEFOX

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Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2025: \$1,100,000

## Comparable Properties



17 Heather Av KEILOR EAST 3033 (REI/VG)

Price: \$1,480,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 296 sqm approx **Agent Comments** 



23a Dennis Av KEILOR EAST 3033 (REI/VG)



Agent Comments

Price: \$1,360,000 Method: Private Sale Date: 28/05/2025 Property Type: House



21 Talbot St KEILOR EAST 3033 (REI/VG)



Price: \$1,420,000 Method: Private Sale Date: 12/05/2025

Property Type: House Land Size: 291 sqm approx **Agent Comments** 

Account - Whitefox Real Estate | P: 96459699





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