# 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

144 RACHELLE ROAD 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	\$1,050,000	&	\$1,125,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$965,000	Prop	erty type House		Suburb	Keilor East	
Period-from	01 Oct 2024	to	30 Sep 2	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
134 RACHELLE ROAD KEILOR EAST VIC 3033	\$1,070,000	08-Feb-25
22 CLARKS ROAD KEILOR EAST VIC 3033	\$1,156,000	05-Jul-25
17 CLARKS ROAD KEILOR EAST VIC 3033	\$1,185,000	17-May-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: 16 October 2025





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134 RACHELLE ROAD KEILOR EAST VIC 3033

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Sold Price

\$1,070,000 Sold Date 08-Feb-25

0.1km Distance



22 CLARKS ROAD KEILOR EAST VIC 3033

**□** 3 ₽ 1 Sold Price

\$1,156,000 Sold Date 05-Jul-25

Distance 0.21km



17 CLARKS ROAD KEILOR EAST **VIC 3033** 

四 4 ₽ 2 \$ 2 Sold Price

\$1,185,000 Sold Date 17-May-24

Distance 0.26km

**RS** = Recent sale

UN = Undisclosed Sale

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