

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

19 TALBOT STREET 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,018,000

Property type

House

Suburb

Keilor East

Period-from

01 Aug 2024

to

31 Jul 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

17 HEATHER AVENUE KEILOR EAST VIC 3033	\$1,480,000	03-Jun-25
83 LINCOLN DRIVE KEILOR EAST VIC 3033	\$1,500,000	05-Apr-25
6 PHILLIP ROAD KEILOR EAST VIC 3033	\$1,400,000	12-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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Silvana Pannia
P 0411458785
M 0411458785
E silvana@silvanapanniaproperty.com.au



17 HEATHER AVENUE KEILOR EAST VIC 3033

 4  3  1

Sold Price ^{RS} **\$1,480,000** Sold Date **03-Jun-25**

Distance **0.55km**



83 LINCOLN DRIVE KEILOR EAST VIC 3033

 4  3  1

Sold Price **\$1,500,000** Sold Date **05-Apr-25**

Distance **0.74km**



6 PHILLIP ROAD KEILOR EAST VIC 3033

 4  3  1

Sold Price ^{RS} **\$1,400,000** Sold Date **12-Apr-25**

Distance **0.78km**

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

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