

## 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

3 HOBAN CLOSE KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2025

to

31 May 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7 MORLEY COURT KEILOR DOWNS VIC 3038  | \$796,000 | 19-Jul-25 |
| 8 EL GOLEA MEWS KEILOR DOWNS VIC 3038 | \$761,000 | 15-Dec-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: 09 June 2026



**7 MORLEY COURT KEILOR DOWNS VIC 3038** Sold Price **\$796,000** Sold Date **19-Jul-25**

 3
  1
  1

Distance **0.91km**



**8 EL GOLEA MEWS KEILOR DOWNS VIC 3038** Sold Price **\$761,000** Sold Date **15-Dec-25**

 3
  1
  1

Distance **2.28km**

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

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