

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

34 Fawkner Crescent, Keilor East Vic 3033

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,197,000

Property Type House

Suburb Keilor East

Period - From 01/04/2025

to 30/06/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	3 Cresta Ct KEILOR EAST 3033	\$1,461,500	23/08/2025
2	135 Riviera Rd AVONDALE HEIGHTS 3034	\$1,464,000	08/04/2025
3	113 Haldane Rd NIDDRIE 3042	\$1,500,000	12/04/2025

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 six months.~~

This Statement of Information was prepared on:

30/09/2025 15:22



4 2 5

Property Type: House (Res)
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
June quarter 2025: \$1,197,000

Comparable Properties



3 Cresta Ct KEILOR EAST 3033 (REI)

Agent Comments

4 2 2

Price: \$1,461,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 655 sqm approx



135 Riviera Rd AVONDALE HEIGHTS 3034 (REI/VG)

Agent Comments

5 3 2

Price: \$1,464,000
Method: Sold Before Auction
Date: 08/04/2025
Property Type: House (Res)
Land Size: 700 sqm approx



113 Haldane Rd NIDDRIE 3042 (REI/VG)

Agent Comments

3 2 5

Price: \$1,500,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655