

## 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

4 MELVILLE CLOSE KEILOR VIC 3036

### 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

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Keilor

Period-from

01 Sep 2024

to

31 Aug 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

40 PARRAMATTA ROAD KEILOR VIC 3036	\$835,000	16-Jun-25
10 LODDON AVENUE KEILOR VIC 3036	\$830,888	24-Jun-25
54 PATTERSON AVENUE KEILOR VIC 3036	\$880,000	25-Jun-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: 15 September 2025

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**40 PARRAMATTA ROAD KEILOR VIC 3036**

Sold Price

RS

**\$835,000**

Sold Date

**16-Jun-25**

 3  -  2

Distance

**0.11km**



**10 LODDON AVENUE KEILOR VIC 3036**

Sold Price

**\$830,888**

Sold Date

**24-Jun-25**

 3  2  2

Distance

**0.81km**



**54 PATTERSON AVENUE KEILOR VIC 3036**

Sold Price

**\$880,000**

Sold Date

**25-Jun-25**

 3  2  4

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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