

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
5 TRIDENT CLOSE KEILOR DOWNS VIC 3038

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 \$800,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Keilor Downs
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
12 BURTON CLOSE KEILOR DOWNS VIC 3038	842000	27-Oct-25
41 PROCTOR CRESCENT KEILOR DOWNS VIC 3038	895000	10-Dec-25
12 HARICOT COURT KEILOR DOWNS VIC 3038	840000	25-Aug-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: 10 February 2026



12 BURTON CLOSE KEILOR DOWNS VIC 3038

4 2 2

Sold Price

842000 Sold Date **27-Oct-25**

Distance **1.7km**



41 PROCTOR CRESCENT KEILOR DOWNS VIC 3038

3 2 1

Sold Price

RS 895000 Sold Date **10-Dec-25**

Distance **0.47km**



12 HARICOT COURT KEILOR DOWNS VIC 3038

3 2 2

Sold Price

840000 Sold Date **25-Aug-25**

Distance **0.17km**



4 ALISTAIR CLOSE KEILOR DOWNS VIC 3038

4 2 2

Sold Price

808000 Sold Date **27-Aug-25**

Distance **0.69km**

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

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