

## 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

58 CARBINE WAY KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Keilor Downs

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4 ALISTAIR CLOSE KEILOR DOWNS VIC 3038	\$815,000	15-Mar-25
8 ARCHER PLACE KEILOR DOWNS VIC 3038	\$809,000	07-Dec-24
1 BENZ COURT KEILOR DOWNS VIC 3038	\$805,000	28-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.~~

This Statement of Information was prepared on: 23 May 2025

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**4 ALISTAIR CLOSE KEILOR  
DOWNS VIC 3038**

 4  2  2

Sold Price **\$815,000** Sold Date **15-Mar-25**

Distance **0.31km**



**8 ARCHER PLACE KEILOR DOWNS  
VIC 3038**

 4  2  2

Sold Price **\$809,000** Sold Date **07-Dec-24**

Distance **0.37km**



**1 BENZ COURT KEILOR DOWNS  
VIC 3038**

 4  3  2

Sold Price <sup>RS</sup> **\$805,000** Sold Date **28-Apr-25**

Distance **0.62km**

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

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