

## 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 ROWAN DRIVE KEALBA VIC 3021

### 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Kealba

Period-from

01 Mar 2024

to

28 Feb 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

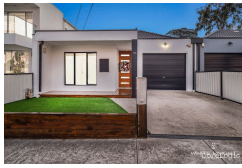
Date of sale

|  |           |           |
|--|-----------|-----------|
| 31A DRISCOLLS ROAD KEALBA VIC 3021     | \$640,000 | 19-Dec-24 |
| 1/29 LESTER AVENUE ST ALBANS VIC 3021  | \$650,000 | 07-Feb-25 |
| 1/49 IVANHOE AVENUE ST ALBANS VIC 3021 | \$650,000 | 09-Feb-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: 25 March 2025



**31A DRISCOLLS ROAD KEALBA VIC 3021** Sold Price **\$640,000** Sold Date **19-Dec-24**

 3  2  1

Distance **0.49km**



**1/29 LESTER AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$650,000** Sold Date **07-Feb-25**

 3  2  1

Distance **2.13km**



**1/49 IVANHOE AVENUE ST ALBANS VIC 3021** Sold Price Sold Date **09-Feb-25**

 3  3  1

Distance **1.83km**

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

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