

## 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

9 VERDEN PLACE KEILOR DOWNS VIC 3038

### 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Oct 2024

to

30 Sep 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

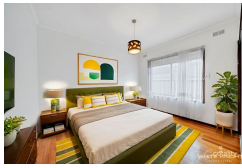
|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 54 ODESSA AVENUE KEILOR DOWNS VIC 3038    | \$897,000 | 20-Sep-25 |
| 34 WIMMERA CRESCENT KEILOR DOWNS VIC 3038 | \$867,000 | 12-Apr-25 |
| 11 GREENOCH COURT KEILOR DOWNS VIC 3038   | \$840,000 | 31-May-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: 01 October 2025

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### 54 ODESSA AVENUE KEILOR DOWNS VIC 3038

 4  2  2

Sold Price

<sup>RS</sup>

**\$897,000**

Sold Date

**20-Sep-25**

Distance

**0.25km**



### 34 WIMMERA CRESCENT KEILOR DOWNS VIC 3038

 4  2  1

Sold Price

**\$867,000**

Sold Date

**12-Apr-25**

Distance

**0.48km**



### 11 GREENOCH COURT KEILOR DOWNS VIC 3038

 4  2  1

Sold Price

**\$840,000**

Sold Date

**31-May-25**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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