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	103/64 KEILOR ROAD ESSENDON NORTH VIC 3041

Indicative selling price

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

Single Price	$420,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$414,500	Property type	Unit	Suburb	Essendon North
Period-from	01 Jun 2025	to	31 May 2026	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
207/64 KEILOR ROAD ESSENDON NORTH VIC 3041	$400,000	29-May-26
111/64 KEILOR ROAD ESSENDON NORTH VIC 3041	$405,000	17-Mar-26
G8/64 KEILOR ROAD ESSENDON NORTH VIC 3041	$420,000	07-Apr-26

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: 24 June 2026

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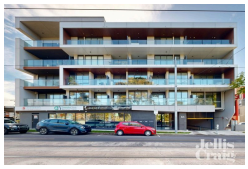


207/64 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price RS $400,000 Sold Date 29-May-26

Distance 0km



111/64 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price $405,000 Sold Date 17-Mar-26

Distance 0km



G8/64 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price $420,000 Sold Date 07-Apr-26

Distance 0km

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

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