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	108 Rachelle Road, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,090,000 Property Type House Suburb Keilor East

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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
1	47 Quinn Gr KEILOR EAST 3033	$1,480,000	20/06/2025
2	23 Dennis Av KEILOR EAST 3033	$1,500,000	23/03/2025
3			

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 six months.

This Statement of Information was prepared on: 23/08/2025 17:28

108 Rachelle Road, Keilor East Vic 3033

JellisCraig

Sean Lin
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4 3 2

Property Type: House
Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending June 2025: $1,090,000

Comparable Properties



47 Quinn Gr KEILOR EAST 3033 (REI)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 20/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



23 Dennis Av KEILOR EAST 3033 (REI/VG)

4 3 3

Price: $1,500,000
Method: Sold Before Auction
Date: 23/03/2025
Property Type: House (Res)

Agent Comments

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 six months.

REIV THE DIFFERENCE

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