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	1 DEVON AVENUE KEILOR EAST VIC 3033

Indicative selling price

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

~~Single Price~~		or range between	$970,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$965,000	Property type	House	Suburb	Keilor East
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
4 TALBOT STREET KEILOR EAST VIC 3033	$962,000	13-Sep-25
54 PARK DRIVE KEILOR EAST VIC 3033	$1,051,000	20-Sep-25
64 CLARKS ROAD KEILOR EAST VIC 3033	$1,020,000	30-Aug-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: 27 October 2025

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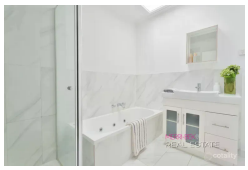

4 TALBOT STREET KEILOR EAST VIC 3033

4 2 2

Sold Price **$962,000** Sold Date **13-Sep-25**

Distance **0.39km**



54 PARK DRIVE KEILOR EAST VIC 3033

4 2 1

Sold Price RS **$1,051,000** Sold Date **20-Sep-25**

Distance **1.49km**



64 CLARKS ROAD KEILOR EAST VIC 3033

3 1 2

Sold Price RS **$1,020,000** Sold Date **30-Aug-25**

Distance **1.65km**

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

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