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	1/67 Lady Nelson Way, Keilor Downs Vic 3038

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $630,000 Property Type Unit Suburb Keilor Downs

Period - From 20/12/2024 to 19/12/2025 Source Property Data

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	1/157 Copernicus Way KEILOR DOWNS 3038	$681,000	25/09/2025
2	8a Karu Ct KEILOR DOWNS 3038	$691,000	23/08/2025
3	2/23 Messina Cr KEILOR LODGE 3038	$722,450	24/07/2025

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: 20/12/2025 16:00

1/67 Lady Nelson Way, Keilor Downs Vic 3038

JellisCraig

Basil Zoccali
9379 2000
0407 846 171
basilzoccali@jelliscraig.com.au



3 1 1

Property Type: Unit

Agent Comments

The property is a single level front dwelling on a block of 2. Open plan design, renovated kitchen and bathroom with a great undercover alfresco area.

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
20/12/2024 - 19/12/2025: $630,000

Comparable Properties



1/157 Copernicus Way KEILOR DOWNS 3038 (REI/VG)

3 2 1

Price: $681,000
Method: Sold Before Auction
Date: 25/09/2025
Rooms: 5
Property Type: Unit
Land Size: 376 sqm approx

Agent Comments

The properties are comparable in that they are both the front property on a block of 2. It is superior in that it has a 2nd bathroom. It is inferior as it requires a renovation, not open plan and does not have an alfresco area



8a Karu Ct KEILOR DOWNS 3038 (REI/VG)

3 1 1

Price: $691,000
Method: Auction Sale
Date: 23/08/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 419 sqm approx

Agent Comments

The properties are comparable in that they both have similar specs. It is superior in that it is larger in size, however inferior in that it is not renovated and does not have an alfresco area.

2/23 Messina Cr KEILOR LODGE 3038 (REI/VG)

4 1 2

Price: $722,450
Method: Sold Before Auction
Date: 24/07/2025
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments

Both properties have similar specs and street frontage. It is superior in that it is larger in size, has a study (4th bed) and a sought after pocket. It is inferior in that the land size is smaller, not as updated and does not have an alfresco

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