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	12 Woorite Place, Keilor East Vic 3033

Indicative selling price

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

Range between $840,000 & $900,000

Median sale price

Median price $1,150,000 Property Type House Suburb Keilor East

Period - From 04/06/2025 to 03/06/2026 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	72 Norwood Dr KEILOR EAST 3033	$856,000	28/03/2026
2	17 Gungarlan Dr KEILOR EAST 3033	$880,000	14/03/2026
3	85 Sterling Dr KEILOR EAST 3033	$842,000	07/02/2026

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: 04/06/2026 11:35

12 Woorite Place, Keilor East Vic 3033

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 609 sqm approx

Indicative Selling Price
$840,000 - $900,000
Median House Price
04/06/2025 - 03/06/2026: $1,150,000

Agent Comments

Older home on 609m² allotment. The home is reasonably original with only minor upgrades and is located on a busy main road and backing on to the Calder freeway

Comparable Properties



72 Norwood Dr KEILOR EAST 3033 (REI)

3 1 1

Price: $856,000
Method: Private Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

Smaller land size but superior location as it sits in a quiet street close to parkland, schools and shops. The home has had some major upgrades and presents as a move in ready home



17 Gungarlan Dr KEILOR EAST 3033 (REI)

2 1 1

Price: $880,000
Method: Private Sale
Date: 14/03/2026
Rooms: 4
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Only slightly smaller land size and house is in poorer condition but the location is superior as it sits in a quiet side street rather than a busy main road



85 Sterling Dr KEILOR EAST 3033 (REI/VG)

4 2 2

Price: $842,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Smaller allotment but superior location in that it is a quiet area close to parkland, shops and schools. The home is larger in that it has a 4th bedroom and 2nd bathroom.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.