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	2 Neville Street, Keilor East Vic 3033

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,079,000 Property Type House Suburb Keilor East

Period - From 28/02/2024 to 27/02/2025 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	20 Cannes Av AVONDALE HEIGHTS 3034	$890,000	23/01/2025
2	24 Charmaine Av AVONDALE HEIGHTS 3034	$863,000	16/12/2024
3	7 Riviera Rd AVONDALE HEIGHTS 3034	$816,500	05/10/2024

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: 28/02/2025 11:12

2 Neville Street, Keilor East Vic 3033

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



3 1 2

Property Type: House

Agent Comments

3 bedroom, 1 bathroom home.

Indicative Selling Price
$800,000 - $880,000
Median House Price
28/02/2024 - 27/02/2025: $1,079,000

Comparable Properties



20 Cannes Av AVONDALE HEIGHTS 3034 (REI/VG)

3 1 1

Price: $890,000
Method: Private Sale
Date: 23/01/2025
Rooms: 4
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

Comparable location, superior home, more accommodation, smaller land holding.



24 Charmaine Av AVONDALE HEIGHTS 3034 (REI/VG)

3 1 1

Price: $863,000
Method: Auction Sale
Date: 16/12/2024
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Comparable location, superior home, more accommodation, smaller land holding.



7 Riviera Rd AVONDALE HEIGHTS 3034 (REI/VG)

3 1 4

Price: $816,500
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments

Comparable location, superior home, more accommodation, smaller land holding.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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