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	22 Clarks Road, Keilor East Vic 3033

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,067,500 Property Type House Suburb Keilor East

Period - From 01/04/2024 to 31/03/2025 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	156 Rachelle Rd KEILOR EAST 3033	$1,040,000	16/05/2025
2	63 Newman Cr NIDDRIE 3042	$1,050,000	16/04/2025
3	64 Noga Av KEILOR EAST 3033	$1,027,500	24/03/2025

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: 23/06/2025 12:50

22 Clarks Road, Keilor East Vic 3033

Jason Johnson
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3 1 2

Property Type: House
Land Size: 781 sqm approx

Agent Comments

3 Bedroom, 1 bathroom home with 2 car parks.

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2025: $1,067,500

Comparable Properties



156 Rachelle Rd KEILOR EAST 3033 (REI)

3 2 3

Price: $1,040,000
Method: Private Sale
Date: 16/05/2025
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior, pool, inferior land, extra parking.



63 Newman Cr NIDDRIE 3042 (REI/VG)

3 1 3

Price: $1,050,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Inferior House, Superior suburb, inferior land



64 Noga Av KEILOR EAST 3033 (REI)

3 1 1

Price: $1,027,500
Method: Private Sale
Date: 24/03/2025
Property Type: House

Agent Comments

Comparable location, similar accommodation, inferior interior, inferior land, less parking

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