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	60 Norwood Drive, Keilor East Vic 3033

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $1,045,000 Property Type House Suburb Keilor East

Period - From 29/07/2024 to 28/07/2025 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	148 Milleara Rd KEILOR EAST 3033	$765,000	09/07/2025
2	20 South Gateway AVONDALE HEIGHTS 3034	$780,000	13/05/2025
3			

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: 29/07/2025 15:54

60 Norwood Drive, Keilor East Vic 3033

JellisCraig

Jason Johnson
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3 1 2

Property Type: House
Land Size: 620 sqm approx

Indicative Selling Price
$700,000 - $750,000
Median House Price
29/07/2024 - 28/07/2025: $1,045,000

Agent Comments

Original 3 bed, 1 bath, clinker brick home on 620sqm

Comparable Properties



148 Milleara Rd KEILOR EAST 3033 (REI)

3 1 2

Price: $765,000
Method: Sold Before Auction
Date: 09/07/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

Property was located on main road, but is in better condition. Similar land



20 South Gateway AVONDALE HEIGHTS 3034 (REI/VG)

3 1 2

Price: $780,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 570 sqm approx

Agent Comments

Home is in similar condition, property is located in Avondale heights, slightly smaller land

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.

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