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	2/1 Border Drive, Keilor East Vic 3033

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $740,750 Property Type Unit Suburb Keilor East

Period - From 01/04/2025 to 30/06/2025 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	79 Dinah Pde KEILOR EAST 3033	$736,500	28/06/2025
2	2/1 Burley Griffin Cl KEILOR EAST 3033	$720,000	07/04/2025
3	1/14 Collins Cl KEILOR EAST 3033	$740,000	22/03/2025

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: 03/09/2025 12:11

2/1 Border Drive, Keilor East Vic 3033

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3 1 2

Property Type: Villa Unit - Detached

Agent Comments

Space Meets Simplicity in Prestigious 'Pavilions'

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
June quarter 2025: $740,750

Comparable Properties



79 Dinah Pde KEILOR EAST 3033 (REI/VG)

3 2 1

Price: $736,500
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 291 sqm approx

Agent Comments

Both properties host the same accommodation. Superior location close by to most amenities. Inferior as small land content and attached to the neighbouring property.



2/1 Burley Griffin Cl KEILOR EAST 3033 (REI/VG)

3 2 1

Price: $720,000
Method: Sold Before Auction
Date: 07/04/2025
Property Type: Unit

Agent Comments

Both properties offer the same accommodation. Superior modern finishes throughout and an additional bathroom zone. Inferior as property is in a cluster with other units.



1/14 Collins Cl KEILOR EAST 3033 (REI/VG)

3 1 2

Price: $740,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments

Both properties share a similar concept of being detached but a unit. Same floorplan configuration. Both properties are also in close proximity to each other. Inferior as smaller land content.

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