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	176 Milleara Road, Keilor East Vic 3033

Indicative selling price

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

Range between $500,000 & $550,000

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	2/15-17 McFarlane St KEILOR EAST 3033	$558,000	17/09/2025
2	20b Sovereign Way AVONDALE HEIGHTS 3034	$520,000	21/05/2025
3	9/2 North Rd AVONDALE HEIGHTS 3034	$565,000	08/05/2025

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: 24/09/2025 12:30

176 Milleara Road, Keilor East Vic 3033

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3 1 1

Property Type: Unit

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2025: $740,750

Agent Comments

The property is the original home on a sub-divided block. The rooms are quite a good size, however may require an update

Comparable Properties



2/15-17 McFarlane St KEILOR EAST 3033 (REI)

2 1 1

Price: $558,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: Unit

Agent Comments

This property is quite well maintained and in a well sought after location, however it has 1 less bedroom and is in a complex of multiple units.



20b Sovereign Way AVONDALE HEIGHTS 3034 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 21/05/2025
Property Type: Unit

Agent Comments

This property presents quite well and seems to have been updates at some stage. It is situated in a quiet dead end street, however is inferior in that it has 1 less bedroom and is significant smaller in size.

9/2 North Rd AVONDALE HEIGHTS 3034 (VG)

2 - -

Price: $565,000
Method: Sale
Date: 08/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This property presents quite well with a good size courtyard, however is inferior in that it has 1 less bedroom and is situated within a large unit complex.

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