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	20a Cohen Street, Keilor East Vic 3033

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,050,000 Property Type House Suburb Keilor East

Period - From 08/10/2024 to 07/10/2025 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	20a Etka Av KEILOR EAST 3033	$1,180,000	29/08/2025
2	19 Rachelle Rd KEILOR EAST 3033	$1,165,000	23/08/2025
3	4a Centreway KEILOR EAST 3033	$1,188,888	04/08/2025

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: 08/10/2025 15:49

20a Cohen Street, Keilor East Vic 3033

JellisCraig

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jelliscraig.com.au



4 3 2

Property Type: House

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
08/10/2024 - 07/10/2025: $1,050,000

Agent Comments

4BR 3Bath, 4 year old home with high quality fixtures and fittings and energy efficiency additions including solar panels and battery

Comparable Properties



20a Etka Av KEILOR EAST 3033 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)

Agent Comments

Comparable in that it is a 4BR townhouse. Is slightly older but size is similar and location is slightly superior in that it is close to PEGS and a very quiet street



19 Rachelle Rd KEILOR EAST 3033 (REI)

3 3 2

Price: $1,165,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

Comparable in that it is a 2 dwelling sub division.It is only 3 bedroom and 3 bath rather than 4Br and 3 bath and is new whereas Cohen is 4 years old. Location is also comparable



4a Centreway KEILOR EAST 3033 (REI/VG)

4 2 2

Price: $1,188,888
Method: Sold Before Auction
Date: 04/08/2025
Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments

Comparable in that it is a 4BR but has only 1 bathroom. Is walking distance to Centreway shops and buses

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