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	4 MELVILLE CLOSE KEILOR VIC 3036

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$790,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Keilor
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
40 PARRAMATTA ROAD KEILOR VIC 3036	$835,000	16-Jun-25
10 LODDON AVENUE KEILOR VIC 3036	$830,888	24-Jun-25
54 PATTERSON AVENUE KEILOR VIC 3036	$880,000	25-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 15 September 2025

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40 PARRAMATTA ROAD KEILOR VIC 3036

3 - 2

Sold Price RS $835,000 Sold Date 16-Jun-25

Distance 0.11km



10 LODDON AVENUE KEILOR VIC 3036

3 2 2

Sold Price $830,888 Sold Date 24-Jun-25

Distance 0.81km



54 PATTERSON AVENUE KEILOR VIC 3036

3 2 4

Sold Price $880,000 Sold Date 25-Jun-25

Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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