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	5 Berembong Drive, Keilor East Vic 3033

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,100,000 Property Type House Suburb Keilor East

Period - From 01/10/2024 to 30/09/2025 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	60 Norwood Dr KEILOR EAST 3033	$870,000	14/08/2025
2	15 Borva Dr KEILOR EAST 3033	$880,000	31/05/2025
3	34 Borva Dr KEILOR EAST 3033	$877,000	16/05/2025

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: 20/10/2025 14:40

5 Berembong Drive, Keilor East Vic 3033

JellisCraig

Pat Zoccali
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3 1 2

Property Type: House

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2025: $1,100,000

Agent Comments

3BR, 1 Bath weatherboard home on western side of Milleara Rd. North facing on a 601m² allotment. It is an original home with some improvements and modifications

Comparable Properties



60 Norwood Dr KEILOR EAST 3033 (REI/VG)

3 1 2

Price: $870,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Comparable in that it is a near original home on the western side of Milleara Rd on a slightly larger sized allotment. Location is slightly more desirable as it is close to Milleara Mall and St Peters Primary



15 Borva Dr KEILOR EAST 3033 (REI/VG)

3 1 1

Price: $880,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

Comparable in that it is in a similar location just around the corner. Land size is slightly smaller and is in near original condition with minor upgrades



34 Borva Dr KEILOR EAST 3033 (REI/VG)

3 1 2

Price: $877,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Comparable in that it is a weatherboard property just around the corner on a slightly smaller allotment. It is very similar in condition in that it has had some improvements over the years but retains some original features

REIV THE DIFFERENCE

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