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	21 Paul Avenue, Keilor East Vic 3033

Indicative selling price

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

Range between $900,000 & $990,000

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	39 Cecelia Dr KEILOR EAST 3033	$948,000	20/09/2025
2	9 Woorite Pl KEILOR EAST 3033	$940,000	06/09/2025
3	64 Clarks Rd KEILOR EAST 3033	$1,020,000	30/08/2025

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: 27/10/2025 11:49

21 Paul Avenue, Keilor East Vic 3033

JellisCraig

Basil Zoccali
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3 1 2

Property Type: House

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending September 2025: $1,100,000

Agent Comments

The property is in original condition which may require an update. It is a good land size and very well located close to all amenities

Comparable Properties



39 Cecelia Dr KEILOR EAST 3033 (REI)

4 2 4

Price: $948,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

The property is superior in that it has an extra bedroom and bathroom and is in very good condition. It is inferior in that the land size is significantly smaller and the location is not as sort after



9 Woorite Pl KEILOR EAST 3033 (REI/VG)

3 1 1

Price: $940,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

The property is superior in that the land size is significantly larger and the home itself seems to be in better condition. It is inferior in that the property is located on a busy road



64 Clarks Rd KEILOR EAST 3033 (REI/VG)

3 1 2

Price: $1,020,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

The property is similar in terms of land size and condition. It is superior in that it is a corner block and sold with approved plans and permits. It is inferior in that the location is not as sort after.

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