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	55a Rachelle Road, Keilor East Vic 3033

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $816,250 Property Type Unit Suburb Keilor East

Period - From 01/07/2025 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	17/77 Coghlan St NIDDRIE 3042	$761,000	11/10/2025
2	48 Rim Cross Dr KEILOR EAST 3033	$790,000	30/09/2025
3	35 Boardwalk Pl KEILOR EAST 3033	$817,500	01/09/2025

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: 29/10/2025 17:43

55a Rachelle Road, Keilor East Vic 3033

Tom Donnelley
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3 2 1

Property Type: Townhouse

Agent Comments

Brand new 3 bedroom townhouse

Indicative Selling Price
$790,000 - $850,000
Median Unit Price
September quarter 2025: $816,250

Comparable Properties



17/77 Coghlan St NIDDRIE 3042 (REI)

3 2 2

Price: $761,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments

Offering comparable accommodation.



48 Rim Cross Dr KEILOR EAST 3033 (REI)

3 2 1

Price: $790,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: House (Res)

Agent Comments

Older style property, offering comparable accommodation.



35 Boardwalk Pl KEILOR EAST 3033 (REI/VG)

3 2 2

Price: $817,500
Method: Private Sale
Date: 01/09/2025
Property Type: Townhouse (Single)

Agent Comments

Inferior location, offering comparable accommodation.

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