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	84 Hassett Crescent, Keilor East Vic 3033

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,067,500 Property Type House 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	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: 20/11/2025 10:30

84 Hassett Crescent, Keilor East Vic 3033

Basil Zoccali
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4 2 2

Property Type: House
Land Size: 397 sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,067,500

Agent Comments

The property is an updated, low maintenance fully detached family home. Architecturally designed on a corner block and well located with a great alfresco area

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

Both properties have similar specs and are both low maintenance. The property is superior in that it is a more sought after pocket of E.K. It is inferior in that it is attached to the property next door, a smaller land size and does not present as well.



19 Rachelle Rd KEILOR EAST 3033 (REI/VG)

3 3 2

Price: $1,165,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

Both properties are low maintenance family home. The property is superior in that it is a fairly new build. It is inferior in that it is a smaller property and land size. It's an irregular shaped block and is attached to the property next door.



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

Both properties are low maintenance family homes. It is superior in that it is in a sought after location and a newer build. It is inferior in that the land size and property are small and it is attached to the property next door.

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