

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

1/120 WILLYS AVENUE KEILOR DOWNS VIC 3038

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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Apr 2025

to

31 Mar 2026

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

1/12 ONCIDIUM GARDENS KEILOR DOWNS VIC 3038	\$630,000	06-Dec-25
2/23 GOODWOOD DRIVE KEILOR DOWNS VIC 3038	\$635,000	20-Jan-26
2/23 MARRIOT ROAD KEILOR DOWNS VIC 3038	\$650,000	09-Oct-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: 08 April 2026


**1/12 ONCIDIUM GARDENS KEILOR
DOWNS VIC 3038**

Sold Price

\$630,000

Sold Date

06-Dec-25
 3

 2

 1

Distance

0.37km

**2/23 GOODWOOD DRIVE KEILOR
DOWNS VIC 3038**

Sold Price

\$635,000

Sold Date

20-Jan-26
 3

 -

 1

Distance

0.92km

**2/23 MARRIOT ROAD KEILOR
DOWNS VIC 3038**

Sold Price

\$650,000

Sold Date

09-Oct-25
 3

 1

 1

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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