

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

2/11 DAREBIN 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Aug 2025

to

31 Jul 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

1/10 SARATOGA CRESCENT KEILOR DOWNS VIC 3038	\$630,000	02-Jul-26
1/17 AQUANITA CRESCENT KEILOR DOWNS VIC 3038	\$607,000	25-Mar-26
2/37 THORNHILL DRIVE KEILOR DOWNS VIC 3038	\$620,500	27-May-26

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: 25 August 2026


**1/10 SARATOGA CRESCENT
KEILOR DOWNS VIC 3038**
 3  1  -

Sold Price

^{RS} **\$630,000** Sold Date **02-Jul-26**

Distance **0.36km**

**1/17 AQUANITA CRESCENT KEILOR
DOWNS VIC 3038**
 3  1  1

Sold Price

\$607,000 Sold Date **25-Mar-26**

Distance **0.45km**

**2/37 THORNHILL DRIVE KEILOR
DOWNS VIC 3038**
 3  1  1

Sold Price

\$620,500 Sold Date **27-May-26**

Distance **1.67km**
RS = Recent sale

UN = Undisclosed Sale

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