

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 EMBANK COURT KEALBA VIC 3021

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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,750

Property type

House

Suburb

Kealba

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

7 KENTON PLACE KEALBA VIC 3021	\$780,000	16-May-26
36 DRISCOLLS ROAD KEALBA VIC 3021	\$805,000	11-May-26
70 STENSON ROAD KEALBA VIC 3021	\$820,000	08-Aug-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: 10 August 2026



7 KENTON PLACE KEALBA VIC 3021

 3  2  2

Sold Price

\$780,000

Sold Date **16-May-26**

Distance **0.61km**



36 DRISCOLLS ROAD KEALBA VIC 3021

 3  2  1

Sold Price

\$805,000

Sold Date **11-May-26**

Distance **0.27km**



70 STENSON ROAD KEALBA VIC 3021

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date **08-Aug-26**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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