

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

21/60 Keilor Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$420,000 Property Type Unit Suburb Essendon North

Period - From 01/04/2026 to 30/06/2026 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	210/110 Keilor Rd ESSENDON NORTH 3041	\$363,000	27/05/2026
2	311/110 Keilor Rd ESSENDON NORTH 3041	\$352,000	31/03/2026
3	406/64 Keilor Rd ESSENDON NORTH 3041	\$357,500	17/02/2026

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:

17/08/2026 13:01

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1 1 1

Property Type: Land
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
June quarter 2026: \$420,000

Comparable Properties



210/110 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments

1 1 1

Price: \$363,000
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment



311/110 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments

1 1 1

Price: \$352,000
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment



406/64 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments

1 1 1

Price: \$357,500
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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