

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

3 GIDGEE COURT 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,625

Property type

House

Suburb

Keilor Downs

Period-from

01 May 2025

to

30 Apr 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 RETHEL CLOSE KEILOR DOWNS VIC 3038	\$783,000	22-Nov-25
314 SUNSHINE AVENUE KEILOR DOWNS VIC 3038	\$765,000	17-Dec-25
116 ODESSA AVENUE KEILOR DOWNS VIC 3038	\$780,000	24-Mar-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: 20 May 2026



1 RETHEL CLOSE KEILOR DOWNS VIC 3038

3 2 2

Sold Price

\$783,000

Sold Date **22-Nov-25**

Distance **0.62km**



314 SUNSHINE AVENUE KEILOR DOWNS VIC 3038

3 1 2

Sold Price

\$765,000

Sold Date **17-Dec-25**

Distance **0.28km**



116 ODESSA AVENUE KEILOR DOWNS VIC 3038

3 2 1

Sold Price

\$780,000

Sold Date **24-Mar-26**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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