

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 HOBAN CLOSE 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

\$730,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2025

to

31 May 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 MORLEY COURT KEILOR DOWNS VIC 3038	\$796,000	19-Jul-25
8 EL GOLEA MEWS KEILOR DOWNS VIC 3038	\$761,000	15-Dec-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: 09 June 2026



7 MORLEY COURT KEILOR DOWNS VIC 3038 Sold Price **\$796,000** Sold Date **19-Jul-25**

 3
  1
  1

Distance **0.91km**



8 EL GOLEA MEWS KEILOR DOWNS VIC 3038 Sold Price **\$761,000** Sold Date **15-Dec-25**

 3
  1
  1

Distance **2.28km**

RS = Recent sale **UN** = Undisclosed Sale

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