

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 SKYLINE DRIVE KEILOR VIC 3036

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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,146,500

Property type

House

Suburb

Keilor

Period-from

01 Apr 2025

to

31 Mar 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

5 LODDON AVENUE KEILOR VIC 3036	\$1,117,000	22-Nov-25
42 PATTERSON AVENUE KEILOR VIC 3036	\$1,095,000	15-Nov-25
839 OLD CALDER HIGHWAY KEILOR VIC 3036	\$860,000	13-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.~~

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5 LODDON AVENUE KEILOR VIC 3036

 3  2  -

Sold Price

\$1,117,000

Sold Date **22-Nov-25**

Distance **0.95km**



42 PATTERSON AVENUE KEILOR VIC 3036

 3  2  1

Sold Price

\$1,095,000

Sold Date **15-Nov-25**

Distance **1.38km**



839 OLD CALDER HIGHWAY KEILOR VIC 3036

 3  2  2

Sold Price

\$860,000

Sold Date **13-Dec-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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