

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

40 FOSTERS ROAD KEILOR PARK VIC 3042

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,750

Property type

House

Suburb

Keilor Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

84 ELIZA STREET KEILOR PARK VIC 3042	\$720,000	15-May-25
32 RUSSELTON STREET KEILOR PARK VIC 3042	\$750,000	09-Apr-25
96 ELIZA STREET KEILOR PARK VIC 3042	\$755,000	19-Mar-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: 21 May 2025



84 ELIZA STREET KEILOR PARK VIC 3042

3 2 2

Sold Price

^{RS}

\$720,000

Sold Date

15-May-25

Distance

0.12km



32 RUSSELTON STREET KEILOR PARK VIC 3042

3 1 2

Sold Price

^{RS}

\$750,000

Sold Date

09-Apr-25

Distance

0.6km



96 ELIZA STREET KEILOR PARK VIC 3042

3 1 2

Sold Price

^{RS}

\$755,000

^{UN}

Sold Date

19-Mar-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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