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	45 Berembong Drive, Keilor East Vic 3033

Indicative selling price

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

Single price $990,000

Median sale price

Median price $1,218,500 Property Type House Suburb Keilor East

Period - From 01/01/2026 to 31/03/2026 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 44 Wunnamurra Dr KEILOR EAST 3033	$1,085,000	06/03/2026
2		
3		

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: 28/05/2026 15:02

45 Berembong Drive, Keilor East Vic 3033

4 2 1

Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments

Indicative Selling Price
$990,000
Median House Price
March quarter 2026: $1,218,500

Comparable Properties

44 Wunnamurra Dr KEILOR EAST 3033 (REI/VG)

4 3 2

Price: $1,085,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 310 sqm approx

Agent Comments

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.

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