

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

54A Dinah Parade, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Keilor East

Period - From 01/04/2026

to 30/06/2026

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	27 Paul Av KEILOR EAST 3033	\$1,405,000	07/09/2026
2	19 Wyong St KEILOR EAST 3033	\$1,370,000	16/04/2026
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:

23/09/2026 13:26

Nick Eres
0498 032 998
nick@whitefoxrealestate.com.au



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2026: \$1,180,000

Comparable Properties



27 Paul Av KEILOR EAST 3033 (REI)

Agent Comments

4 4 2

Price: \$1,405,000
Method: Private Sale
Date: 07/09/2026
Property Type: House (Res)



19 Wyong St KEILOR EAST 3033 (REI)

Agent Comments

4 2 3

Price: \$1,370,000
Method: Private Sale
Date: 16/04/2026
Rooms: 6
Property Type: House (Res)
Land Size: 302 sqm approx

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.