

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

74 The Crossway, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$790,000

Property Type Vacant land

Suburb Keilor East

Period - From 05/08/2025

to

04/08/2026

Source Property Data

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	30 Henry St KEILOR EAST 3033	\$1,190,000	03/07/2026
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:

05/08/2026 10:41

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Land Price

05/08/2025 - 04/08/2026: \$790,000



Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

A vacant block on Approx 593sqm with approved plans and permits for 2 side by side townhouse

Comparable Properties



30 Henry St KEILOR EAST 3033 (REI)



Price: \$1,190,000

Method: Sold Before Auction

Date: 03/07/2026

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

The properties are comparable in that they are both vacant blocks with plans and permits for 2 dwellings. Henry St is superior in that it is a corner block in a more sought after location, however inferior in that it is just slightly smaller.

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.