

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

10 CEDUNA COURT 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

\$1,170,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Keilor Park

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

50 NYAH STREET KEILOR EAST VIC 3033	1200000	21-Mar-26
21 WUNNAMURRA DRIVE KEILOR EAST VIC 3033	1150000	20-Dec-25
69 MILLEARA ROAD KEILOR EAST VIC 3033	1211000	02-Mar-26

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: 19 April 2026



**50 NYAH STREET KEILOR EAST
 VIC 3033**

3 1 1

Sold Price

^{RS} **1200000**

Sold Date

21-Mar-26

Distance

1.83km



**21 WUNNAMURRA DRIVE KEILOR
 EAST VIC 3033**

3 1 1

Sold Price

^{RS} **1150000** ^{UN}

Sold Date

20-Dec-25

Distance

1.8km



**69 MILLEARA ROAD KEILOR EAST
 VIC 3033**

3 1 2

Sold Price

^{RS} **1211000** ^{UN}

Sold Date

02-Mar-26

Distance

1.86km

RS = Recent sale **UN** = Undisclosed Sale

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