

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

6/47-49 PARKSIDE AVENUE KEILOR EAST VIC 3033

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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Keilor East

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/15-17 MCFARLANE STREET KEILOR EAST VIC 3033	\$558,000	17-Sep-25
3/19-21 MCPHERSON STREET KEILOR EAST VIC 3033	\$540,000	24-Sep-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: 06 November 2025



**2/15-17 MCFARLANE STREET
KEILOR EAST VIC 3033**

 2
  1
  1

Sold Price

^{RS}

\$558,000

Sold Date

17-Sep-25

Distance

1.1km



**3/19-21 MCPHERSON STREET
KEILOR EAST VIC 3033**

 2
  1
  1

Sold Price

\$540,000

Sold Date

24-Sep-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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