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<br>Including suburb and postcode | 93 DRISCOLLS ROAD KEALBA VIC 3021 |

## 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 | $650,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | House | Suburb | Kealba |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | Source | Corelogic |

## 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 |
|---|---|---|
| 122 DRISCOLLS ROAD KEALBA VIC 3021 | $660,000 | 08-Jan-25 |
| 33 STENSON ROAD KEALBA VIC 3021 | $675,000 | 22-May-25 |
| 11 LUTON COURT KEALBA VIC 3021 | $680,000 | 08-Mar-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: 16 June 2025

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**122 DRISCOLLS ROAD KEALBA VIC 3021** Sold Price **$660,000** Sold Date **08-Jan-25**

3 1 2 Distance **0.08km**



**33 STENSON ROAD KEALBA VIC 3021** Sold Price RS **$675,000** Sold Date **22-May-25**

3 1 2 Distance **0.12km**



**11 LUTON COURT KEALBA VIC 3021** Sold Price **$680,000** Sold Date **08-Mar-25**

3 1 1 Distance **0.4km**

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

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