

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

3 KRONA RISE KEILOR LODGE VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|--------------|-------------|---------------------|--|---|--|
| Single Price | \$1,050,000 | or range between | | & | |
|--------------|-------------|---------------------|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|--------------|
| Median Price | \$978,000 | Property type | House | Suburb | Keilor Lodge |
| Period-from | 01 Feb 2025 | to | 31 Jan 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 |
|---|-------------|--------------|
| 17 TURIN PLACE KEILOR LODGE VIC 3038 | \$1,100,000 | 02-Dec-25 |
| 52 BELLBIRD AVENUE TAYLORS LAKES VIC 3038 | \$1,015,000 | 06-Oct-25 |
| 2 MARA COURT TAYLORS LAKES VIC 3038 | \$983,500 | 22-Nov-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: 02 February 2026



**17 TURIN PLACE KEILOR LODGE
VIC 3038**

5 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **02-Dec-25**

Distance **0.41km**



**52 BELLBIRD AVENUE TAYLORS
LAKES VIC 3038**

4 2 2

Sold Price **\$1,015,000** Sold Date **06-Oct-25**

Distance **1.64km**



**2 MARA COURT TAYLORS LAKES
VIC 3038**

4 2 2

Sold Price ^{RS} **\$983,500** Sold Date **22-Nov-25**

Distance **1.21km**

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

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