

## 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](http://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 <sup>RS</sup> **\$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 <sup>RS</sup> **\$983,500** Sold Date **22-Nov-25**

Distance **1.21km**

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

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