

## 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

4/8 PACKARD STREET KEILOR DOWNS 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

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Keilor Downs

Period-from

01 May 2025

to

30 Apr 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

5/14 PACKARD STREET KEILOR DOWNS VIC 3038	\$620,000	29-May-25
39 FISKEN WAY KEILOR DOWNS VIC 3038	\$662,990	18-Sep-25
57 KAVANAGH CRESCENT KEILOR DOWNS VIC 3038	\$520,000	19-Aug-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: 26 May 2026

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**5/14 PACKARD STREET KEILOR  
DOWNS VIC 3038**

 3  2  2

Sold Price **\$620,000** Sold Date **29-May-25**

Distance **0.05km**



**39 FISKEN WAY KEILOR DOWNS  
VIC 3038**

 2  2  1

Sold Price **\$662,990** Sold Date **18-Sep-25**

Distance **0.48km**



**57 KAVANAGH CRESCENT KEILOR  
DOWNS VIC 3038**

 1  2  -

Sold Price **\$520,000** Sold Date **19-Aug-25**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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