

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 Cresta Court, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,067,500 Property Type House Suburb Keilor East

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 six 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
1	58 Fawkner Cr KEILOR EAST 3033	\$1,302,000	31/05/2025
2	7 Pearce Ct NIDDRIE 3042	\$1,350,000	22/02/2025
3			

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 six months.

This Statement of Information was prepared on: 19/06/2025 14:40



 4  2  2

Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2025: \$1,067,500

Comparable Properties



58 Fawkner Cr KEILOR EAST 3033 (REI)

Agent Comments

 4  2  4

Price: \$1,302,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 708 sqm approx



7 Pearce Ct NIDDRIE 3042 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,350,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 722 sqm approx

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 six months.

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