

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

13 VALEWOOD DRIVE 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Kealba

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|-------------------------------------|-----------|-----------|
| 13 DOWLING STREET KEALBA VIC 3021 | \$790,000 | 02-Apr-25 |
| 27 BELLARA CRESCENT KEALBA VIC 3021 | \$831,000 | 21-Jun-25 |
| 33 DRISCOLLS ROAD KEALBA VIC 3021 | \$770,000 | 20-Jun-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: 14 July 2025



13 DOWLING STREET KEALBA VIC 3021

Sold Price

\$790,000

Sold Date

02-Apr-25



4



2



2

Distance

0.56km



27 BELLARA CRESCENT KEALBA VIC 3021

Sold Price

^{RS}

\$831,000

Sold Date

21-Jun-25



4



2



2

Distance

0.67km



33 DRISCOLLS ROAD KEALBA VIC 3021

Sold Price

^{RS}

\$770,000

Sold Date

20-Jun-25



4



3



1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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