

## 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

34 AQUANITA CRESCENT 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

\$905,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2024

to

31 May 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

58 CARBINE WAY KEILOR DOWNS VIC 3038	\$901,000	01-Jun-25
77 COPERNICUS WAY KEILOR DOWNS VIC 3038	\$887,500	09-May-25
10 COORONG COURT TAYLORS LAKES VIC 3038	\$900,000	03-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: 29 June 2025



**58 CARBINE WAY KEILOR DOWNS  
VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$901,000**

Sold Date

**01-Jun-25**

Distance

**0.61km**



**77 COPERNICUS WAY KEILOR  
DOWNS VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$887,500**

Sold Date

**09-May-25**

Distance

**0.19km**



**10 COORONG COURT TAYLORS  
LAKES VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$900,000** <sup>UN</sup>

Sold Date

**03-Jun-25**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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