

## 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

30 THE CROSSWAY KEILOR EAST VIC 3033

### 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,023,500

Property type

Other

Suburb

Keilor East

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 115 QUINN GROVE KEILOR EAST VIC 3033     | \$1,420,000 | 14-Nov-25 |
| 5 PENNINGTON STREET KEILOR EAST VIC 3033 | \$1,385,000 | 13-Nov-25 |
| 2/18 PAUL AVENUE KEILOR EAST VIC 3033    | \$1,400,000 | 24-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: 23 February 2026



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**115 QUINN GROVE KEILOR EAST  
VIC 3033**

4 3 2

Sold Price **\$1,420,000** Sold Date **14-Nov-25**

Distance **1.02km**



**5 PENNINGTON STREET KEILOR  
EAST VIC 3033**

4 2 2

Sold Price **\$1,385,000** Sold Date **13-Nov-25**

Distance **0.07km**



**2/18 PAUL AVENUE KEILOR EAST  
VIC 3033**

4 3 1

Sold Price **\$1,400,000** Sold Date **24-Nov-25**

Distance **0.84km**

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

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