

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

g9/64 Keilor Road, Essendon Vic 3040

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$575,500 Property Type Unit Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 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	12/6 Hotham Rd NIDDRIE 3042	\$412,500	16/03/2026
2	215/64 Keilor Rd ESSENDON NORTH 3041	\$395,000	10/03/2026
3	4/297 Pascoe Vale Rd ESSENDON 3040	\$420,000	12/01/2026

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:

07/04/2026 16:01



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
December quarter 2025: \$575,500

Comparable Properties



12/6 Hotham Rd NIDDRIE 3042 (REI)

Agent Comments



Price: \$412,500
Method: Private Sale
Date: 16/03/2026
Rooms: 3
Property Type: Apartment



215/64 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment



4/297 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 12/01/2026
Rooms: 3
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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