

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 46 Skyline Drive, Keilor Vic 3036

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,136,000 Property Type House Suburb Keilor

Period - From 01/04/2025 to 31/03/2026 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 Tiffany Ct KEILOR 3036	\$1,355,000	12/03/2026
2	47 Church St KEILOR 3036	\$1,460,000	04/03/2026
3	7 Feathertop Dr KEILOR 3036	\$1,230,000	15/01/2026

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.~~

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Property Type: House (Previously Occupied - Detached)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2026: \$1,136,000

Comparable Properties



12 Tiffany Ct KEILOR 3036 (REI)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 768 sqm approx



47 Church St KEILOR 3036 (REI)

Agent Comments



Price: \$1,460,000
Method: Private Sale
Date: 04/03/2026
Property Type: House



7 Feathertop Dr KEILOR 3036 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Sold Before Auction
Date: 15/01/2026
Property Type: House (Res)
Land Size: 636 sqm approx

Account - Whitefox Real Estate | P: 96459699



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