

# 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 54A Dinah Parade, 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)

Range between \$1,380,000 & \$1,490,000

### Median sale price

Median price \$1,218,500 Property Type House Suburb Keilor East

Period - From 01/01/2026 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	110 Noga Av KEILOR EAST 3033	\$1,636,000	14/03/2026
2	32 Doyle St AVONDALE HEIGHTS 3034	\$1,600,000	02/01/2026
3	18a Neal St KEILOR EAST 3033	\$1,560,000	27/11/2025

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: 16/04/2026 15:57

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,380,000 - \$1,490,000  
**Median House Price**  
March quarter 2026: \$1,218,500

## Comparable Properties



**110 Noga Av KEILOR EAST 3033 (REI)**

Agent Comments



**Price:** \$1,636,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)



**32 Doyle St AVONDALE HEIGHTS 3034 (REI/VG)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 02/01/2026  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx



**18a Neal St KEILOR EAST 3033 (REI/VG)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 318 sqm approx

Account - Whitefox Real Estate | P: 96459699



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