

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 3/23 Neville Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Keilor East

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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	2/21 Hamilton St NIDDRIE 3042	\$812,500	06/12/2025
2	85 David Av KEILOR EAST 3033	\$900,000	05/12/2025
3	39a Muriel St NIDDRIE 3042	\$840,500	15/11/2025

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: 02/02/2026 10:30

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jellisrcraig.com.au



3 2 1

Property Type: Townhouse

Agent Comments

Approx 7y.o townhouse, 3BR, 2 Bath, 1 Car LU Garage. Well appointed with quality fixtures and fittings close to Dinak Parade shops, transport, good schools and freeway access

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

02/02/2025 - 01/02/2026: \$1,075,000

Comparable Properties



2/21 Hamilton St NIDDRIE 3042 (REI)

3 2 2

Price: \$812,500

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable in that it is a 3 bed 2 bath townhouse of similar age although living area is much smaller and sits on a block of 4. It is located in a more sought after location though



85 David Av KEILOR EAST 3033 (REI)

3 1 1

Price: \$900,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable in that it is a 3 Bed, 2 bath townhouse of almost identical age and fittings and fixtures are of similar quality. This is street facing with adds value and has no shared land ie on its own title. David Av location is slightly more sought after



39a Muriel St NIDDRIE 3042 (REI/VG)

3 1 1

Price: \$840,500

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable in that it is a 3BR townhouse occupying a rear position on a block with shared land. This is much older and has only 1 bathroom but is in a much more sought after location

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555