

## 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 VALEWOOD DRIVE KEALBA VIC 3021

### 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Kealba

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 45 ROWAN DRIVE KEALBA VIC 3021      | \$669,000 | 16-Jun-25 |
| 16 BELLARA CRESCENT KEALBA VIC 3021 | \$710,000 | 06-Jun-25 |
| 33 STENSON ROAD KEALBA VIC 3021     | \$675,000 | 21-May-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: 26 August 2025



### 45 ROWAN DRIVE KEALBA VIC 3021

 3
  1
  1

Sold Price

**\$669,000**

Sold Date

**16-Jun-25**

Distance

**0.39km**


### 16 BELLARA CRESCENT KEALBA VIC 3021

 3
  1
  3

Sold Price

**\$710,000**

Sold Date

**06-Jun-25**

Distance

**0.44km**


### 33 STENSON ROAD KEALBA VIC 3021

 3
  1
  2

Sold Price

**\$675,000**

Sold Date

**21-May-25**

Distance

**0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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