

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

21 DULCIFY COURT KEILOR DOWNS VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Feb 2025

to

31 Jan 2026

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

21 GUNSYND COURT KEILOR DOWNS VIC 3038	\$778,000	26-Nov-25
44 PROCTOR CRESCENT KEILOR DOWNS VIC 3038	\$790,500	24-Sep-25
16 WOTAN CLOSE KEILOR DOWNS VIC 3038	\$837,000	20-Oct-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: 13 February 2026



**21 GUNSYND COURT KEILOR
DOWNS VIC 3038**

4 2 2

Sold Price

\$778,000

Sold Date **26-Nov-25**

Distance **0.92km**

44 Proctor Crescent, Keilor Downs



**44 PROCTOR CRESCENT KEILOR
DOWNS VIC 3038**

3 2 2

Sold Price

\$790,500

Sold Date **24-Sep-25**

Distance **0.31km**



**16 WOTAN CLOSE KEILOR DOWNS
VIC 3038**

3 1 1

Sold Price

\$837,000

Sold Date **20-Oct-25**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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