Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 26 Ash Grove, Keilor East Vic 3033

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	5	2	N/A	557

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $2,800,000 & $2,998,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,157,500 | Property type House | Suburb Keilor East

Period: from 02/11/2025 to 01/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	28 Diamond St NIDDRIE 3042		
Sale price	$2,970,000	Date of sale	13/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	N/A

Comparable property 2

Address	84 Noga Av KEILOR EAST 3033		
Sale price	$2,810,000	Date of sale	12/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	4	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Having considered and reviewed the available sales evidence, I have determined that there are no more than three properties sold within the past six months and a 2km radius that sufficiently match the subject property's key characteristics to be considered directly comparable.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5aee84487bc84fc799850b4a244eeb42

26 Ash Grove, Keilor East Vic 3033

Nelson Alexander



5 5 2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,998,000
Median House Price
02/11/2025 - 01/11/2026: $1,157,500

Comparable Properties



28 Diamond St NIDDRIE 3042 (REI)

4 3 2

Price: $2,970,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments



84 Noga Av KEILOR EAST 3033 (REI)

5 3 4

Price: $2,810,000
Method: Private Sale
Date: 12/06/2026
Property Type: House

Agent Comments

Having considered and reviewed the available sales evidence, I have determined that there are no more than three properties sold within the past six months and a 2km radius that sufficiently match the subject property's key characteristics to be considered directly comparable.

Account - Nelson Alexander | P: 03 9331 6200 | F: 03 9365 1299

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