Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 20 West Gateway, 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 (Res)	4	2	2	217	537

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 $1,500,000 & $1,650,000

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: N/A

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 04/11/2025 to 03/11/2026 | 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	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

Comparable property 2

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

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:

As the property is a newly built single level family home, I could not find any comparable sales within the last 6 months and within a 2km radius. I have based my assessment of the property and the price indication on the following sales:- 53 Skewes St, Avondale Hts- A 2 year old 4 bed, 2 bathroom home on approx 585sqm. Sold 29th Sept, 2025 $1,570,000 20 Skewes St, Avondale Hts- A fully renovated 4 bed, 2 bath home on approx 566sqm. Sold 1st March, 2025 $1,701,000 1 Weyburn Pl, Avondale Hts- A beautifully built, 4 bed, 3 bath family home on approx 702sqm.Sold 3rd Jan, 2026 $1,800,000

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=1a558aafad5071d47889484e6a6926b8

20 West Gateway, Keilor East Vic 3033

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4 2 2

Property Type: House (Res)
Land Size: 537 sqm approx

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
04/11/2025 - 03/11/2026: $1,157,500

Agent Comments

A newly built high spec family home with multiple living areas. Close to schools shops and public transport

Comparable Properties

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