Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 34 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 (Res)	4	2	2	153	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 $1,000,000 & $1,100,000

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 $1,160,000 | Property type House | Suburb Keilor East

Period: from 28/10/2025 to 27/10/2026 | 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	3 David Av KEILOR EAST 3033		
Sale price	$1,160,000	Date of sale	14/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	3	N/A	601

Comparable property 2

Address	9 Herbert Cr KEILOR EAST 3033		
Sale price	$930,000	Date of sale	01/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	N/A	562

Comparable property 3

Address	19 Phillip Rd KEILOR EAST 3033		
Sale price	$1,150,000	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	531

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:

N/A

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=ab56bbaebcdd68ae3e27889678350d6b

34 Ash Grove, Keilor East Vic 3033

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4 2 2

Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
28/10/2025 - 27/10/2026: $1,160,000

This is a 4 BR, 2 Bath, brick veneer built around mid to late 60's on 557m². Has had some modest internal upgrades and has a covered outdoor area and shed at the rear. There is no garage but there is a 2 car tandem carport. The 4th bedroom being smaller than the others could also act as home office / study and 2nd bathroom is not an ensuite to master but rather just a second bathroom added to the laundry

Comparable Properties



3 David Av KEILOR EAST 3033 (REI)

3 2 3

Price: $1,160,000
Method: Sold Before Auction
Date: 14/10/2026
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments

Brick veneer construction with 3 BR plus ensuite & WIR to master. Larger internal space and has an added granny flat at rear. No garage but has 2 car side by side carport. Land size is slightly larger & location comparable



9 Herbert Cr KEILOR EAST 3033 (REI)

3 2 1

Price: $930,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Similar internal space and land size of brick construction. Location is comparable although land is falls to the rear. Added storage space under he house. Modest internal upgrades. 3BR with ensuite to master with scope within layout to create a 4th BR or study



19 Phillip Rd KEILOR EAST 3033 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 30/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

3BR brick (rendered) home with 1 bathroom in main house. has had some good upgrades and of comparable internal space and land size.Sits on a corner allotment and has a 2 car lock up garage with a self contained !bed, 1 Bath loft above the garage

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