Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared **18/11/2026**

Property offered for sale

Address
Including suburb and postcode: 2 Heatherlea Crescent, Keilor East Victoria 3033

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	158m2	540m2

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.

Range between $1,100,000 & $1,200,000

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 $1,050,000 Property type *House* Suburb Keilor East

Period: from 01/07/2026 to 30/09/2026 Source REIV propertydata.com.au/RPData/Core Logic

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	Sale price	Date of sale
4 Chappell Place, Keilor East, Vic 3033	$1,361,000	14/11/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	182m2	673m2

Comparable property 2

Address	Sale price	Date of sale
54 North Road Avondale Heights, VIC 3034	$1,220,000	19/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	160m2	591m0

Comparable property 3

Address	Sale price	Date of sale
19 Phillip Road, Keilor East, Vic 3033	$1,150,000	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	141m2	531m2