Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 20 Milleara Road, 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	3	1	198	301

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 $1,152,500 | Property type House | Suburb Keilor East

Period: from 10/11/2025 to 09/11/2026 | 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	2 Etka Av KEILOR EAST 3033		
Sale price	$1,077,500	Date of sale	19/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	1	159	311

Comparable property 2

Address	214a Parer Rd AIRPORT WEST 3042		
Sale price	$1,150,000	Date of sale	18/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	3	2	220	297

Comparable property 3

Address	2A Lincoln Dr KEILOR EAST 3033		
Sale price	$1,160,000	Date of sale	23/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	200	300

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=32a9671eff3251874510c40b7ae89508

20 Milleara Road, Keilor East Vic 3033

JellisCraig

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4 3 1

Property Type: House (Res)
Land Size: 301 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
10/11/2025 - 09/11/2026: $1,152,500

Agent Comments

6 to 7 year old side by side duplex with polished concrete floors and Bosch appliances. Property is well maintained and sits on a main road. Land size is approx ،301m²

Comparable Properties



2 Etka Av KEILOR EAST 3033 (REI)

4 3 1

Price: $1,077,500
Method: Private Sale
Date: 19/10/2026
Property Type: Townhouse (Res)

Agent Comments

Similar age and quality internally. Land size is comparable but slightly less internal space.Is in a more desirable location off the main road



214a Parer Rd AIRPORT WEST 3042 (REI)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 18/09/2026
Property Type: Townhouse (Single)

Agent Comments

Newer build only about 2 to 3 years old - near new. Has polished concrete floors with higher end internal finishes. Location is slightly more desirable as while it is not on a busy main road it is on a busy thoroughfare and backs onto railway



2A Lincoln Dr KEILOR EAST 3033 (REI)

4 2 2

Price: $1,160,000
Method: Sold Before Auction
Date: 23/06/2026
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Similar land size and age of property is slightly newer. Internal space comparable although lacks a 3rd bathroom ie lower bedroom has no bathroom. Internal finishes are comparable. Sits in a quieter more sought after location

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