

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Henry Street, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Keilor East

Period - From 16/02/2025 to 15/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	68 Noga Av KEILOR EAST 3033	\$1,150,000	24/12/2025
2	144 Rachelle Rd KEILOR EAST 3033	\$1,057,500	08/12/2025
3	14 Short St KEILOR EAST 3033	\$1,105,000	25/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/02/2026 17:59

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3 1 1

Property Type: House (Res)

Agent Comments

3 BR weatherboard home with bay windows and return verandah on 602m² allotment, west / east orientation with 16.5m frontage

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

16/02/2025 - 15/02/2026: \$1,080,000

Comparable Properties



68 Noga Av KEILOR EAST 3033 (REI)

4 1 1

Price: \$1,150,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 605 sqm approx

Agent Comments

Almost identical land size although orientation is north/south rather than west/east. Allotment is slightly irregular and the home is in slightly more dated condition but has been extended upward



144 Rachele Rd KEILOR EAST 3033 (REI/VG)

4 2 2

Price: \$1,057,500

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 633 sqm approx

Agent Comments

Larger land size and east/west orientation. House is much more dated but location is more desirable in that it is closer to St Bernards and park land



14 Short St KEILOR EAST 3033 (REI/VG)

3 1 5

Price: \$1,105,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 565 sqm approx

Agent Comments

Land size is slightly smaller although identical orientation. House has had more recent updates and presents well and is closer to St Bernards and park land

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