

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

5 Herbert Crescent, Keilor East Vic 3033

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Keilor East

Period - From 28/09/2025 to 27/09/2026 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.

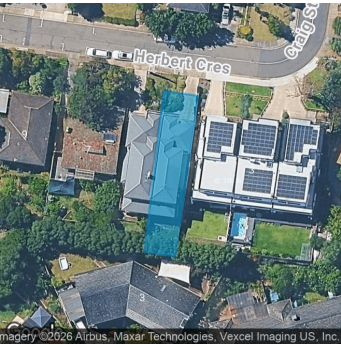
	Address of comparable property	Price	Date of sale
1	2b Neal St KEILOR EAST 3033	\$960,000	21/06/2026
2	21 Wonganella Dr KEILOR EAST 3033	\$990,000	29/04/2026
3	1a Heather Av KEILOR EAST 3033	\$945,000	18/04/2026

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:

28/09/2026 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
28/09/2025 - 27/09/2026: \$1,150,000

Comparable Properties



2b Neal St KEILOR EAST 3033 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 21/06/2026
Property Type: House
Land Size: 296 sqm approx



21 Wonganella Dr KEILOR EAST 3033 (REI)

Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 301 sqm approx



1a Heather Av KEILOR EAST 3033 (REI)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788