

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

2a Lincoln Drive, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,170,000

&

\$1,249,000

Median sale price

Median price \$1,218,500

Property Type House

Suburb Keilor East

Period - From 01/01/2026

to 31/03/2026

Source REIV

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 | 49 Clarks Rd KEILOR EAST 3033 | \$1,135,000 | 18/04/2026 |
| 2 | 100 Rosehill Rd KEILOR EAST 3033 | \$1,240,000 | 15/04/2026 |
| 3 | 49a Clarks Rd KEILOR EAST 3033 | \$1,195,000 | 14/02/2026 |

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:

19/04/2026 15:38