MADDISON
ESTATE AGENTS
The Agent with The Guarantee

Property Price Statement

Date Prepared: 1 October 2026

Single residential property located in the Melbourne metropolitan area (Section 47AF of the Estate Agents Act 1980)

Property offered for sale

Address: 21A Hispano Drive, Keilor Downs VIC 3038

Key features of the property

Building Type	# of Beds	# of Baths	# of Cars	Internal Space	Land Area
House	3	2	2	168.2 m²	295 m²

Indicative selling price

Single price: **$868,000**

Median sale price

Median Price	Property Type	Suburb	Period Covered
$860,000	House	Keilor Downs	1 Oct 2025 to 30 Sep 2026

Source: realestate.com.au

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. *[Marked N/A as fewer than three comparable properties were sold within the relevant period]*

Comparable Property Address	Sale Price	Date of Sale
N/A (No matching comparable sales found within parameters)	N/A	N/A

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 matching this house asset class, custom internal size profile (168.2 m²), and distinct sub-market tier were unconditionally sold within a 2-kilometre radius inside the last 6 months.

Sale outcome

Final Sale Price: **$845,000**

Unconditional Date: **23 / 10 / 2026**