

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

104 Brees Road, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,280,000

&

\$1,400,000

Median sale price

Median price \$1,155,500

Property Type House

Suburb Keilor East

Period - From 01/07/2025

to

30/06/2026

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	61 Nyah St KEILOR EAST 3033	\$1,340,000	16/05/2026
2	54 Quinn Gr KEILOR EAST 3033	\$1,260,000	14/05/2026
3	19 Wyong St KEILOR EAST 3033	\$1,370,000	16/04/2026

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:

28/08/2026 15:13



4
 3
 2

Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,400,000

Median House Price

Year ending June 2026: \$1,155,500

104 Brees Road is a standalone, custom-built home that offers a significant point of difference from the typical townhouse-style properties found on similar-sized land. Unlike side-by-side or attached townhouses, this property is a completely freestanding residence, providing greater privacy, independence and a stronger long-term appeal. This distinction can also support stronger value retention and growth over time. Adding further to its appeal is the rare inclusion of a double garage for a property of this land size, along with a private swimming pool.

Comparable Properties



61 Nyah St KEILOR EAST 3033 (REI/VG)

4
 2
 2

Price: \$1,340,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Modern four-bedroom, two-bathroom freestanding home with a double garage, providing a strong comparison in terms of accommodation and parking. Sold for \$1,340,000, supporting the upper end of the subject property's indicative range.



54 Quinn Gr KEILOR EAST 3033 (REI/VG)

3
 2
 3

Price: \$1,260,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 306 sqm approx

Agent Comments

Three-bedroom, two-bathroom residence with three car spaces on approximately 306 sqm. Offers a relevant comparison due to its similar land size and freestanding house configuration, selling for \$1,260,000.



19 Wyong St KEILOR EAST 3033 (REI/VG)

4
 2
 3

Price: \$1,370,000

Method: Private Sale

Date: 16/04/2026

Rooms: 6

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Four-bedroom, two-bathroom home with three car spaces on approximately 302 sqm. Provides a strong comparison based on its similar land size and larger accommodation, achieving a sale price of \$1,370,000.

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