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	10/185 CHAPEL ROAD KEYSBOROUGH VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Keysborough
Period-from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

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 6 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 MULBERRY GROVE KEYSBOROUGH VIC 3173	$885,000	29-Apr-26
18 OLIVETREE DRIVE KEYSBOROUGH VIC 3173	$895,000	01-Aug-26
1 GRASSLANDS LOOP KEYSBOROUGH VIC 3173	$906,000	23-Sep-26

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 6 months.~~

This Statement of Information was prepared on: 01 October 2026

Alice Wong
P 87691888
M 0401650862
E keysborough@barryplant.com.au



1 MULBERRY GROVE KEYSBOROUGH VIC 3173

4 3 1

Sold Price **$885,000** Sold Date **29-Apr-26**

Distance **0.34km**



18 OLIVETREE DRIVE KEYSBOROUGH VIC 3173

4 2 2

Sold Price RS **$895,000** Sold Date **01-Aug-26**

Distance **1.32km**



1 GRASSLANDS LOOP KEYSBOROUGH VIC 3173

4 3 2

Sold Price RS **$906,000** Sold Date **23-Sep-26**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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