Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**23/10/2026**

Property offered for sale

Address Including suburb and postcode	4 Chappell Place, Keilor East Victoria 3033

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
House	4	2	2	182m2	673m2

Seller's reserve price

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	$1,270,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$1,050,000	Property type	*House*	Suburb	Keilor East

Period: from	01/07/2026	to	30/09/2026	Source	REIV propertydata.com.au/RPData/Core Logic

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**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
54 North Road, Avondale Heights, Vic 3034	$1,220,000	19/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	110m2	591m2

Comparable property 2

Address	Sale price	Date of sale
18 Yallop Court, Keilor East, Vic 3033	$1,135,000	09/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	128m2	574m2

Comparable property 3

Address	Sale price	Date of sale
29 Ellen Avenue, Keilor East, Vic 3033	$1,350,000	21/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	3	135m2	557m2