Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 18/11/26

Property offered for sale

Address
Including suburb and postcode: 3/550 Fullarton Road, Keilor Park Victoria 3042

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Townhouse	4	2	2	155m²	231m²

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $690,000 & $750,000

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 $815,000 Property type *House* Suburb Keilor Park

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.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
20A William Street, Keilor Park	$810,000	21/07/26

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	205m^2	344m^2

Comparable property 2

Address	Sale price	Date of sale
2/13 Kingston Street, Keilor Park	$770,000	30/05/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	2	2	134m^2	153m^2

Comparable property 3

Address	Sale price	Date of sale
3/123 Fosters Road, Keilor Park	$785,000	05/05/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	2	2	167m^2	233m^2