Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 20/1026

Property offered for sale

Address
Including suburb and postcode: 133 Lady Nelson Way, Keilor Downs Victoria 3038

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	2	1	128m²	346m²

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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: $760,000

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: $836,000 Property type: *House* Suburb: Keilor Downs

Period: from 01/04/2026 to 30/06/2026 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
8 Mercer Court, Delahey	780,000	03/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	0	109m²	401m²

Comparable property 2

Address	Sale price	Date of sale
23a Tarella Drive, Keilor Downs	$757,500	26/05/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	3	2	1	135m2	329m2

Comparable property 3

Address	Sale price	Date of sale
Nil		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)

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 were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Having reviewed the available comparable sales data, we are not satisfied that the comparable sales provide a sufficiently reliable comparison, given the particular characteristics of the property. Accordingly, we are unable to provide three comparable sales that we consider sufficiently relevant for this property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$763,000
Unconditional sale date	13/11/26