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 7 Yallop Court, Keilor East Vic 3033
Including suburb and postcode

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price	\$1,100,000	Pro	pperty Type Hou	ise	Suburb	Keilor East
Period - From	01/10/2024	to	30/09/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	54 Park Dr KEILOR EAST 3033	\$1,051,000	20/09/2025
2	11 Short St KEILOR EAST 3033	\$1,067,500	06/09/2025
3	110 Lincoln Dr KEILOR EAST 3033	\$1,147,000	30/08/2025

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:	30/10/2025 11:29

