

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

1 MINTBUSH CLOSE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Keysborough

Period-from

01 May 2025

to

30 Apr 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

41 OAKWOOD DRIVE KEYSBOROUGH VIC 3173	715000	07-Mar-26
11/5 ANNAFEE AVENUE KEYSBOROUGH VIC 3173	705000	16-Mar-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: 09 May 2026



**41 OAKWOOD DRIVE
KEYSBOROUGH VIC 3173**

3 1 2

Sold Price **715000** Sold Date **07-Mar-26**

Distance -



**11/5 ANNAFEE AVENUE
KEYSBOROUGH VIC 3173**

3 3 2

Sold Price **705000** Sold Date **16-Mar-26**

Distance **1.5km**

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

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