

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

32 Abercrombie Avenue, Keysborough VIC 3173

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,004,444

Property Type

House

Suburb

Keysborough

Period - From

25/11/2025

to

24/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Verde Lane Keysborough VIC 3173	\$885,000	08/04/2026
20 Verde Lane Keysborough VIC 3173	\$862,500	07/03/2026
12 Talisker Street Keysborough VIC 3173	\$951,000	18/04/2026

This Statement of Information was prepared on:

25/05/2026