

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

4 SULLIVANS WALK 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2025

to

28 Feb 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

6 HARDY LOOP KEYSBOROUGH VIC 3173	\$650,000	29-Sep-25
9 CALIBRE RETREAT KEYSBOROUGH VIC 3173	\$630,000	22-Dec-25
15/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173	\$610,000	06-Oct-25

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.~~

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6 HARDY LOOP KEYSBOROUGH VIC 3173

 2  2  1

Sold Price

\$650,000

Sold Date **29-Sep-25**

Distance

0km



9 CALIBRE RETREAT KEYSBOROUGH VIC 3173

 2  2  1

Sold Price

\$630,000

Sold Date **22-Dec-25**

Distance

2.26km



15/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173

 3  2  1

Sold Price

\$610,000

Sold Date **06-Oct-25**

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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