

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

6 AZURE CRESCENT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Jun 2025

to

31 May 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

7 HARDY LOOP KEYSBOROUGH VIC 3173	\$700,000	02-May-26
10 BOTANICA WAY KEYSBOROUGH VIC 3173	\$755,000	30-Apr-26
15 ELYSIAN PLACE KEYSBOROUGH VIC 3173	\$757,500	31-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: 12 June 2026



7 HARDY LOOP KEYSBOROUGH VIC 3173

3 2 1

Sold Price

RS

\$700,000

Sold Date 02-May-26

Distance 1.69km



10 BOTANICA WAY KEYSBOROUGH VIC 3173

3 2 1

Sold Price

RS

\$755,000

Sold Date 30-Apr-26

Distance 1.69km



15 ELYSIAN PLACE KEYSBOROUGH VIC 3173

3 2 1

Sold Price

\$757,500

Sold Date 31-Mar-26

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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