

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

7 APPLETON AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Keysborough

Period-from

01 Aug 2025

to

31 Jul 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

3 PALMYRA STREET KEYSBOROUGH VIC 3173	\$930,000	26-Jun-26
26 HAVENSTONE DRIVE KEYSBOROUGH VIC 3173	\$982,000	17-Jun-26
8 MILLINERS AVENUE KEYSBOROUGH VIC 3173	\$1,020,000	04-Jul-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: 03 August 2026


**3 PALMYRA STREET
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price

^{RS}
\$930,000

Sold Date

26-Jun-26

Distance

0.37km

**26 HAVENSTONE DRIVE
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price

^{RS}
\$982,000

Sold Date

17-Jun-26

Distance

1.05km

**8 MILLINERS AVENUE
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

^{RS}
\$1,020,000

Sold Date

04-Jul-26

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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